

\$265,000



A gracious two-story foyer will greet you and your guests as you enter this 4 bedroom, 2.5 bath home. Designed with a contemporary flair, the light and airy floor plan features a great room with a floor-to-ceiling brick fireplace that opens to an oversized deck with a brightly colored awning. There is also a first floor den/study, an eat-in kitchen, a master bedroom suite with 3+ closets, a two car attached garage and first floor laundry room. Beautiful hardwood floors and Anderson windows are in most of the rooms. This home sits on a lovely private lot in the Ridings of Fox Run community.

PROPERTY FEATURES

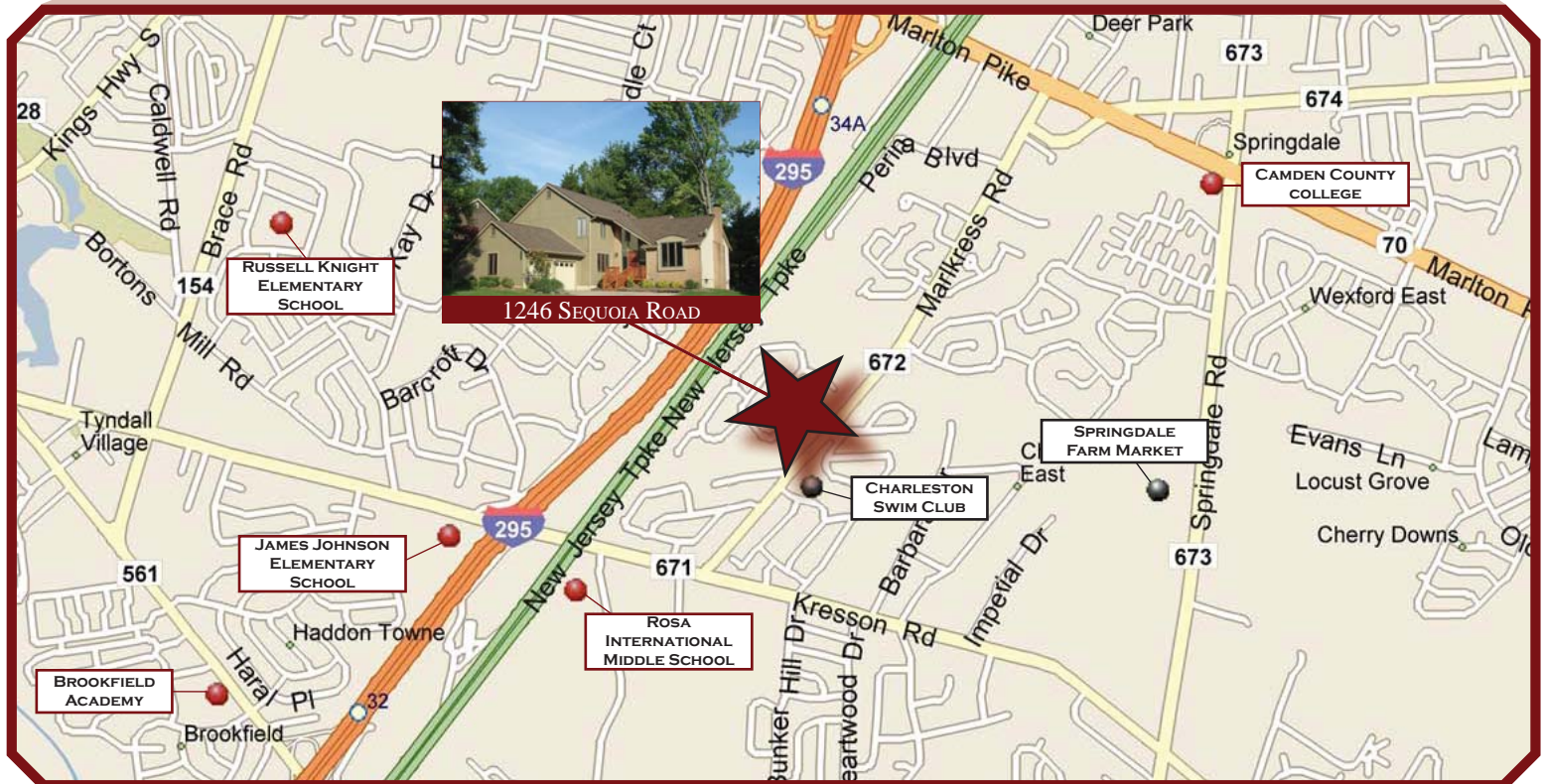
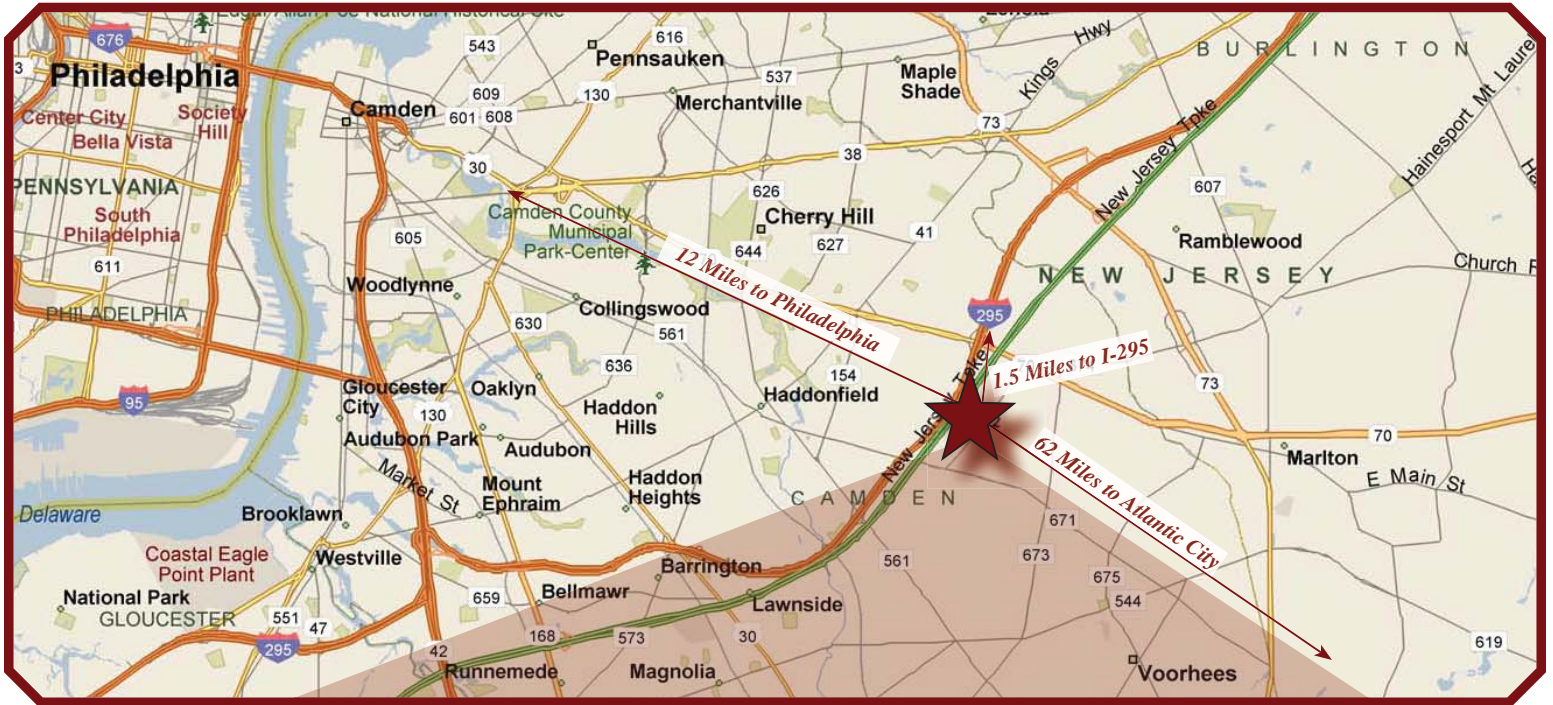
- Contemporary style
- Beds: 4
- Full baths: 2
- Part baths: 1
- 2011 Taxes: \$10,955
- Acres: .23
- Approximate age: 37
- Garage: 2 attached
- Basement
- Fireplaces: 2

**FOR MORE INFORMATION, VISIT THE WEB SITE:
WWW.LVLREALTORS.COM/1246SEQUOIAROAD**

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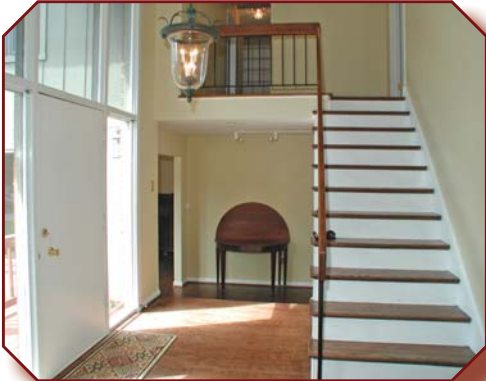


REGIONAL MAP



NEIGHBORHOOD MAP

PROPERTY IMAGE GALLERY



PROPERTY IMAGE GALLERY



Foyer

Two story open foyer, hardwood floor

Living Room (22' X 13')

Cathedral ceiling, floor-to-ceiling brick wood burning fireplace, hardwood floor, built-in bookshelves, track lighting. New (2009) large casement windows by Power Windows and Siding. Large picture window on opposite wall.

Den/Study (12' X 11')

Hardwood floor

Dining Room (13' X 12')

Formal dining room, hardwood floor

Kitchen (19' X 16')

Eat-in kitchen with an eating nook and breakfast area, all updated in 2009. Re-faced cabinets and new countertop, ceiling fan, deep stainless steel sink with a flex faucet, garbage disposal, GE dishwasher, Kitchen Aide stainless steel refrigerator, new GE flat top electric CleanSteel range, new built-in CleanSteel microwave oven, new wood laminate floor (2009)

Family Room (19' X 14')

Kitchen opens to the family room, floor-to-ceiling brick wood burning fireplace, track lighting, sliding glass doors lead to the deck, new wood laminate floor (2009)

Powder Room

Laundry Room (12' X 8')

New large capacity front loading Samsung washing machine (2009) and dryer

Master Bedroom (18' X 13')

Walk-in closet with light plus 2 additional closets, hardwood floor

Master Bath

New stall shower (2009), separate sink/makeup area, linen closet

Second Bedroom (15' X 12')

Double closet, hardwood floor

Third Bedroom (13' X 12')

Double closet, hardwood floor

Fourth Bedroom (12' X 12')

Double closet, hardwood floor

Main Bath

New bathtub liner and surround (2009)

Basement

Unfinished, partial basement plus a crawl space

Attic

Access panel in master bedroom walk-in closet. This attic is not used for storage.

Garage

Two car attached, new casement window (2010)

Exterior

Brick, aluminum siding and freshly painted wood siding

Roof

New dimensional asphalt shingle (2009)

Heat

Oil hot air heat. New double-walled oil tank in the basement (2009)

Air Conditioning: Central

Wiring: Circuit Breaker

Hot Water: Electric domestic hot water heater

Plumbing: New sewer connection to the street (2009)

SPECIAL FEATURES

Oversized rear deck with an awning, six panel Colonial-style doors, Anderson windows, ADT cellular alarm system, Home Networking with Ethernet wiring to the office, family room, master bedroom and front bedrooms. Ethernet wall jacks installed in each room. Hub connection in the master bath closet that feeds the upstairs bedrooms. Network wiring is great in the family room for TiVo and Playstation Internet connectivity.

INCLUDED

Washer, dryer, refrigerator, air hockey table. Lawn sprinkler system "as is".

