

\$1,390,000



PROPERTY FEATURES

- **Style: Two Story French Provincial**
- **2011 Taxes: \$29,462**
- **Construction: Frame**
- **Bedrooms: 5**
- **Baths: 3 Full + 1 Partial**
- **Approximately 1 Year Old**
- **Lot Size: 100' x 284'**
- **Block: 79.01; Lot: 17**

Rarely does a home of this caliber enter the market. Elegant Two Story French Provincial Style Home located in the best part of town with 5 bedrooms, 3.5 baths, family room with cathedral - coffered ceiling, formal dining room with barreled ceiling, state of the art kitchen with breakfast area, office, first floor master suite, two other bedrooms on first floor with Jack 'n Jill full bath with walk-in shower, laundry/mud room and powder room complete the first floor. The second floor features two large bedrooms, great sitting area and a huge walk-in storage area. To complete this home, there is a full basement and a three car attached garage. This home also features an elevator that stops on the second floor, first floor, garage and basement. You must visit this home to appreciate all the extras and upgrades. This home is grand, yet intimate and warm despite its size.

**FOR MORE INFORMATION, VISIT THE WEB SITE:
WWW.LVLREALTORS.COM/340KINGSHIGHWAYWEST**



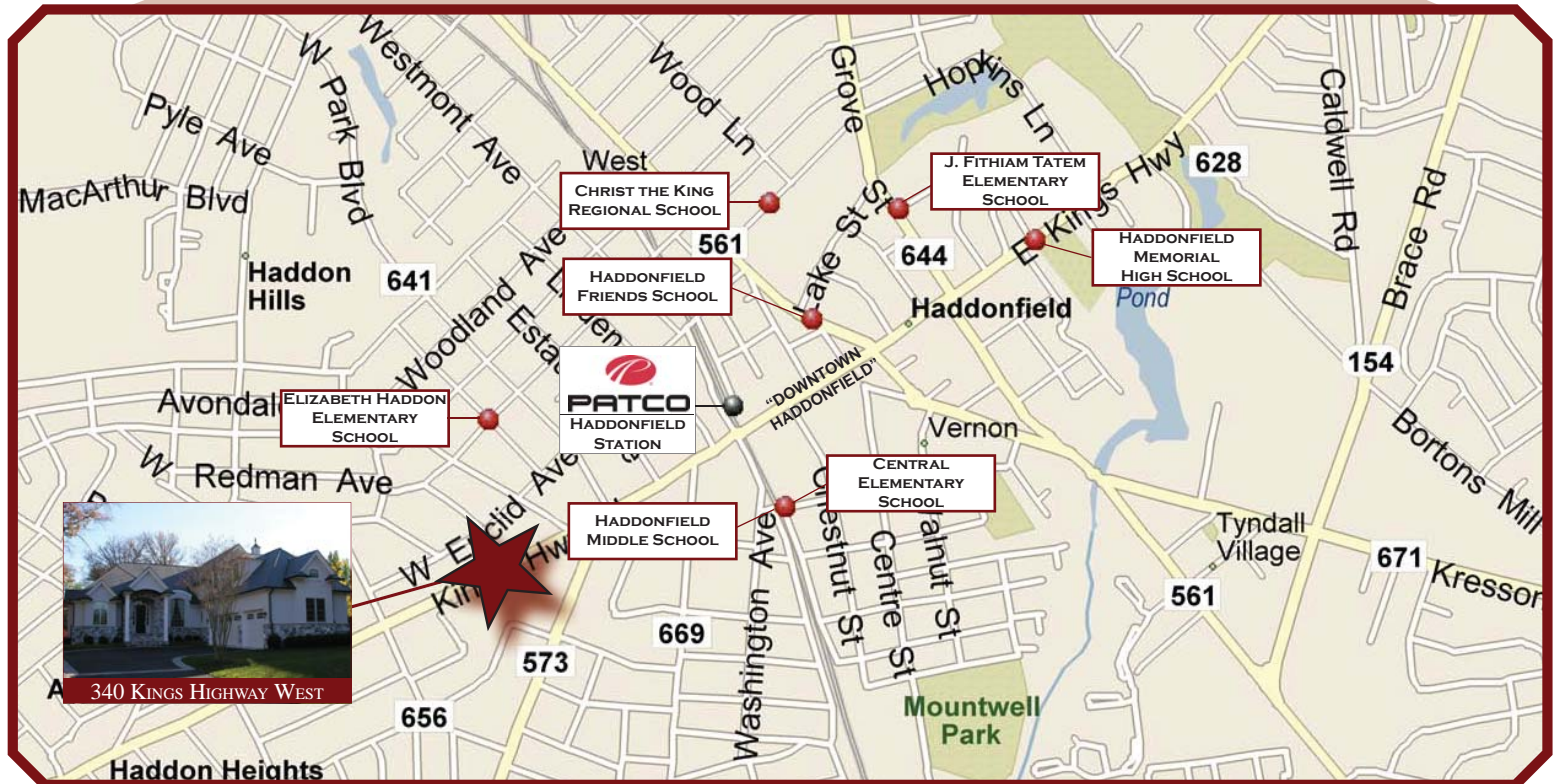
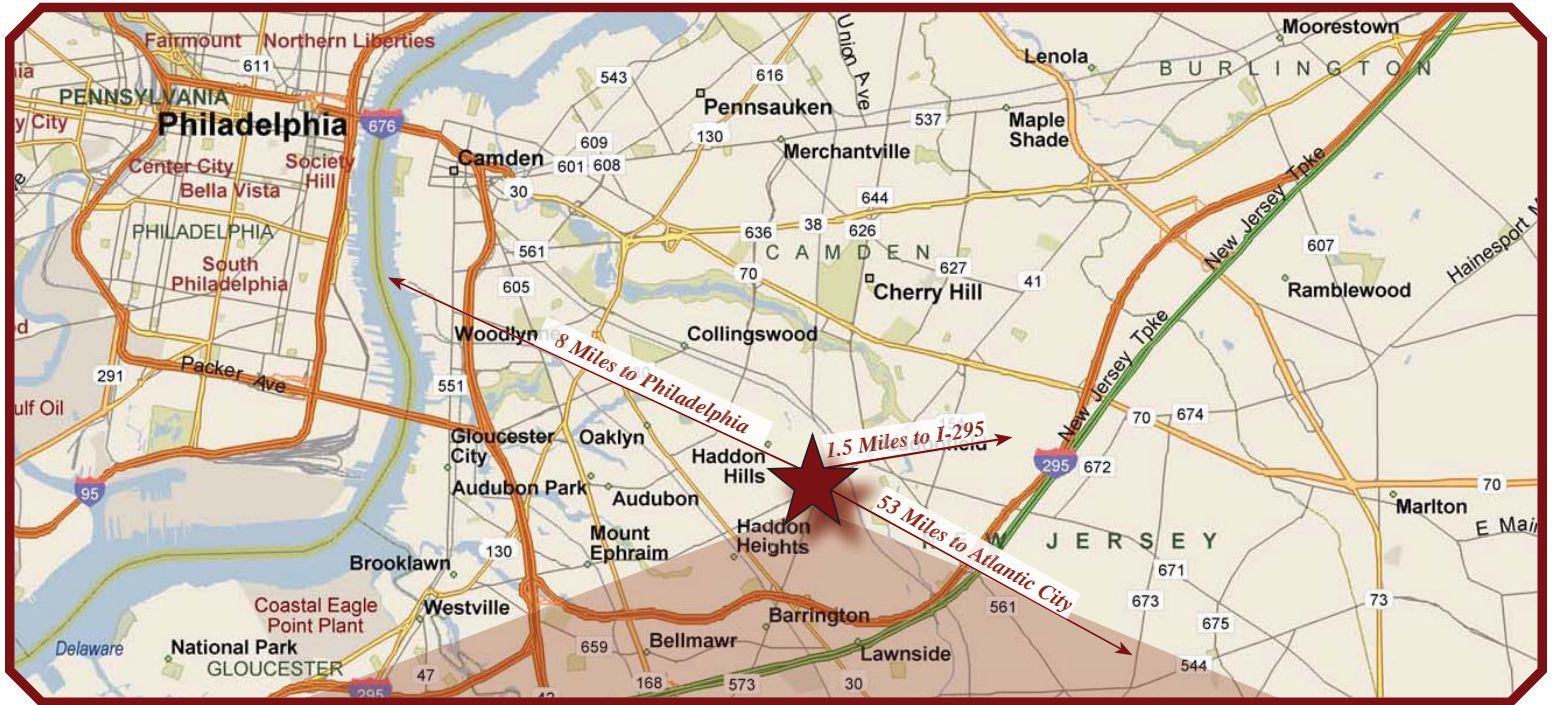
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REGIONAL MAP



NEIGHBORHOOD MAP

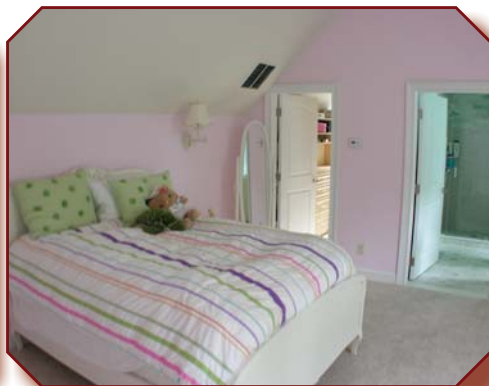
PROPERTY IMAGE GALLERY



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FIRST FLOOR

Foyer/Hall

Hardwood floor, elevator, crown molding, large closet

Living/Great Room (21.10' x 18.1')

Cathedral/coffered ceiling, masonry fireplace with gas, granite surround and painted wood mantle, wet bar with granite countertop and built-in wine cooler, 16' ceiling, recessed and eyeball lights, two sets of French doors to outside

Dining Room (13.8' x 14.3')

Hardwood floor, crown molding, built-in speakers, barreled ceiling, decorative pillars

Study (11.3' x 10.3')

Hardwood floor, built-in speakers

Laundry/Mud Room (10.8' x 11.1')

Ceramic tile floor, built-in cabinets, Corian countertops, laundry sink, outside entrance

Kitchen (16' x 25.4')

Custom crafted wood cabinets with granite countertops and ceramic tile backsplash, Viking 6 burner stainless steel cooktop, vent hood with wood surround, Viking microwave/convection oven, two stainless steel Viking wall ovens, stainless steel Viking refrigerator/freezer, KitchenAid dishwasher, island with prep sink and garbage disposal, recessed lights, window over stainless steel sink with garbage disposal, hardwood floor, pantry, built-in speakers, breakfast area, door to back flagstone patio

Powder Room

Ceramic tile floor, pedestal sink, ceramic tile wainscoting, window

Master Bedroom (16.4' x 19')

Tray ceiling with lighting, crown molding, custom wall-to-wall carpet, His & Hers walk-in closets with custom organizers, pocket doors, door to back patio

Master Bath

Custom wood double vanity with granite countertop, fiberglass jet tub with granite and wood surround, steam shower with frameless glass and ceramic tile surround, ceramic tile heated floor

Second Bedroom (14.5' x 15')

Hardwood floor, window seat with storage, plantation shutters, large walk-in closet with custom organizer, unique ceiling

Bath

Jack 'n Jill, ceramic tile floor, Jacuzzi tub, walk-in shower, plantation shutters, vaulted ceiling, custom vanity

Third Bedroom (12.5' x 14')

Wall-to-wall carpet, double door closet

SECOND FLOOR

Fourth Bedroom (24.8' x 12.1'): Wall-to-wall carpet, separate air conditioning unit

Sitting Area (21.10' x 18.4'): Wall-to-wall carpet, recessed lights

Fifth Bedroom (16' x 16'): Wall-to-wall carpet, recessed lights, ceiling fan, walk-in closet with custom organizer

Bath: Ceramic tile floor, stall shower with ceramic tile surround, custom vanity

SECOND FLOOR CONTINUED

Storage

Walk-in, huge

Basement

Full, sump pump, work shed, 9' ceiling height

Garage

3 car, attached, automatic openers

- **Exterior:** Stucco, custom stone from Canada, limestone ledge
- **Roof:** Synthetic slate, copper gutters and downspouts, ice breakers
- **Heat:** Two hi-efficiency gas heaters, forced warm air, three zones
- **Plumbing:** Copper
- **Air Conditioning:** Central, zoned
- **Wiring:** 300 Amps, circuit breakers, Verizon Fios
- **Hot Water Heater:** Hi-efficiency gas hot water heater with instant hot, separate garden meter

Pool

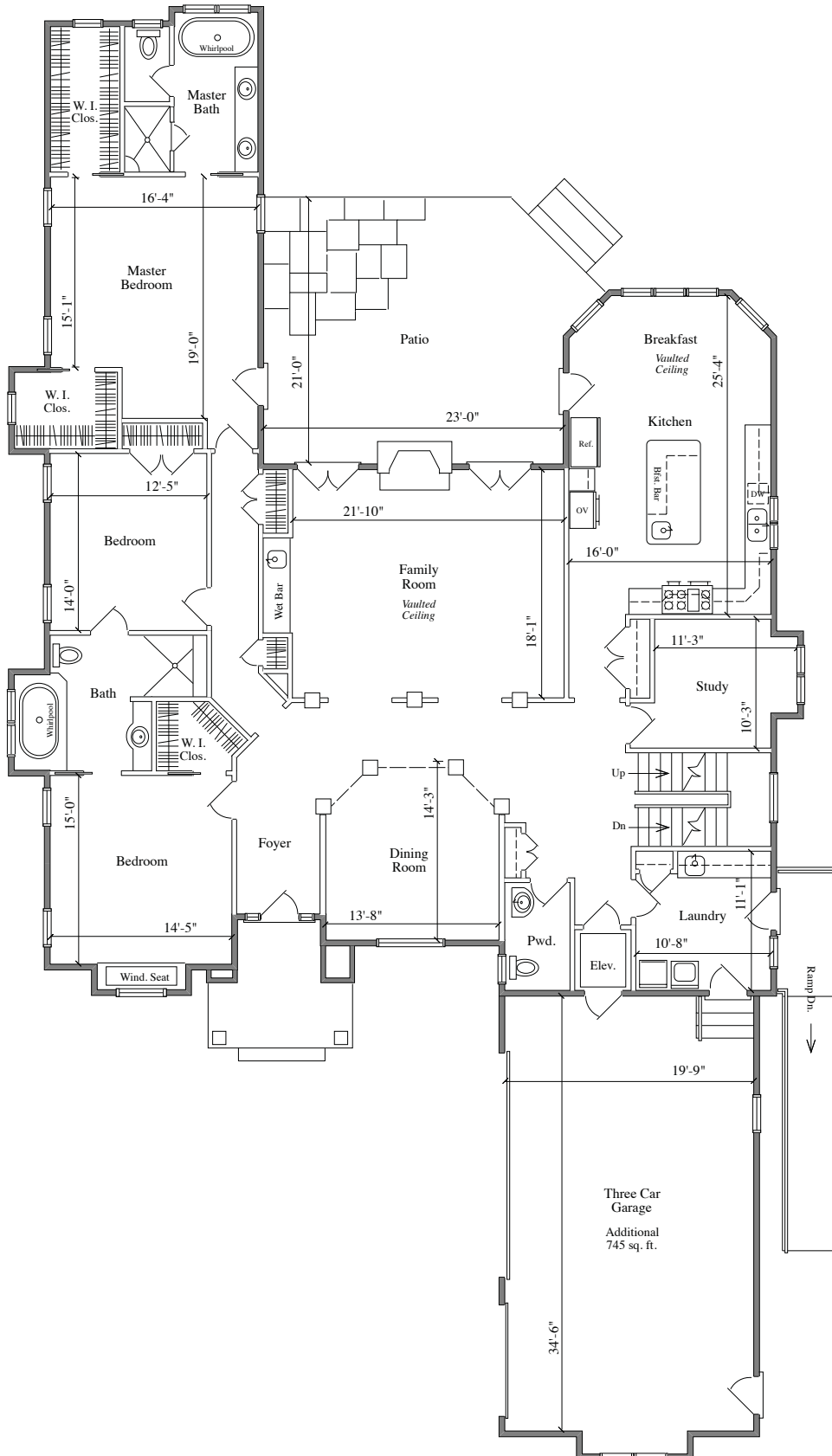
In-ground, salt water, heated swimming pool with hot tub that is controlled by computer and makes its own chlorine

SPECIAL FEATURES

- Elevator with 4 stops
 - Central station burglar alarm system with interior and exterior cameras
 - Permanent backup generator - if power goes out, generator kicks right in and keeps refrigerator, microwave, 1 light and 1 outlet in each room, elevator, heater and fans on
 - Covered front porch with pillars
 - Handicapped accessible
 - Professional landscaping
 - Outside spot lights with motion sensors
 - Outdoor speakers
 - Natural gas barbecue
 - Lawn sprinkler system
- Included:** Viking cooktop, Viking microwave/convection oven, two Viking wall ovens, Viking refrigerator/freezer, KitchenAid dishwasher



FIRST FLOOR



SECOND FLOOR

