

**\$399,000**



## PROPERTY FEATURES

- **Style:** Ranch
- **Construction:** Frame
- **Block:** 88.05; **Lot:** 6
- **Lot Size:** 85' x 140'
- **Bedrooms:** 2
- **Baths:** 2 Full + 1 Partial
- **Age:** Approximately 56 Years
- **2011 Taxes:** \$15,420

*This is not your ordinary cookie cutter Ranch Style home. This home added a great/family room and expanded the kitchen. This home features an entry foyer, formal living room with fireplace, formal dining room that opens to the kitchen, custom kitchen with cathedral ceiling, skylight and Randy Wood custom cabinets, expansive great/family room with cathedral ceiling and built-in bookcases, desk and entertainment center, large powder room, laundry/mudroom, master suite with cathedral ceiling, large second bedroom and a full bath. To complete this home there is a partial basement with a storage room, utility room and workshop, plus a crawl space. Park your car in the two car garage.*

**FOR MORE INFORMATION, VISIT THE WEB SITE:  
[WWW.LVLREALTORS.COM/408BRADSHAWAVENUE](http://WWW.LVLREALTORS.COM/408BRADSHAWAVENUE)**

**GARY VERMAAT**

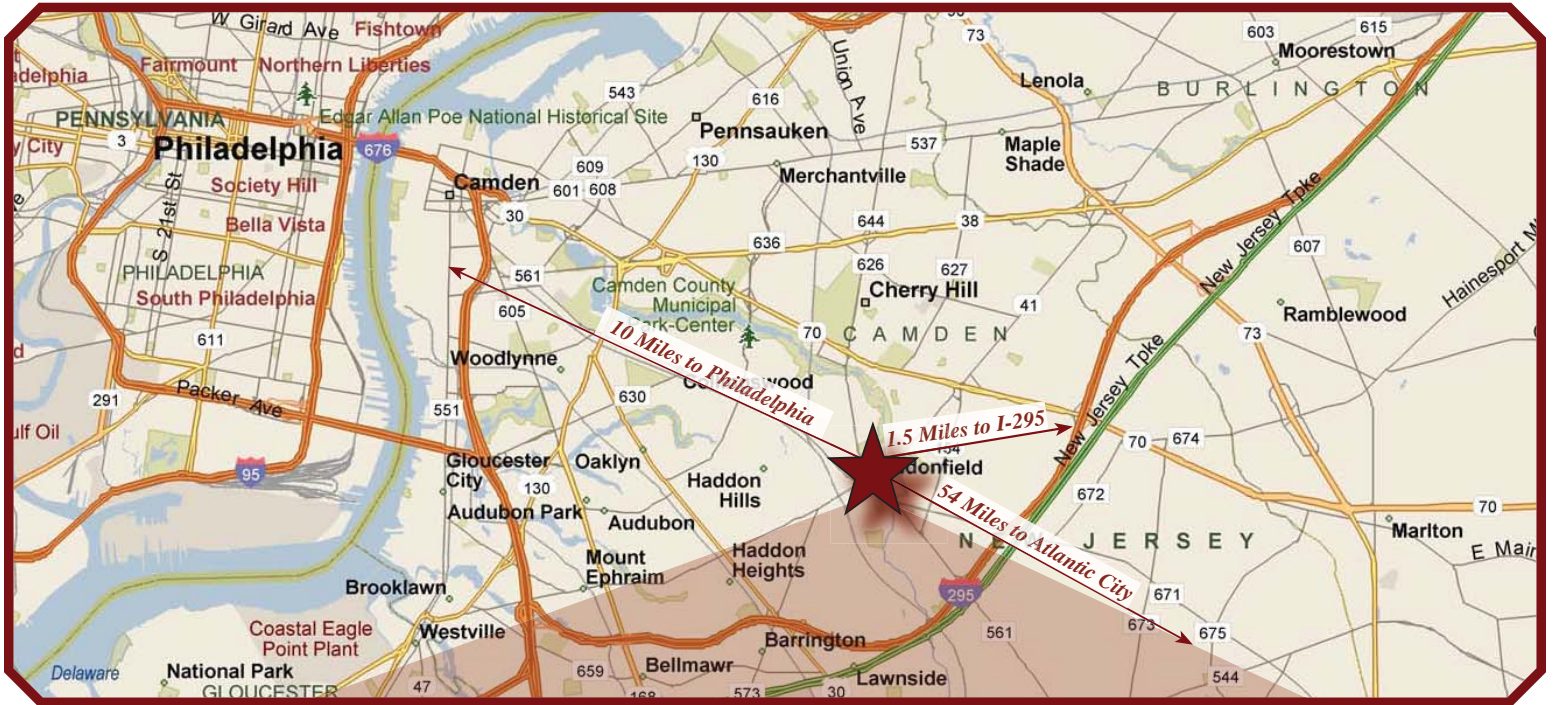
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**REGIONAL MAP**



**NEIGHBORHOOD MAP**

**PROPERTY IMAGE GALLERY**



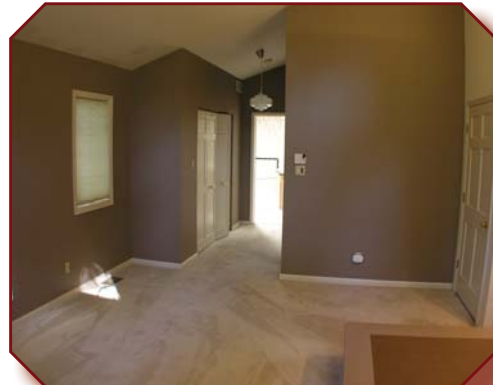
**PROPERTY IMAGE GALLERY**



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**MAIN FLOOR**

**Foyer: 5' x 4.10'**

Hardwood floor, coat closet

**Living Room: 13.4' x 22.4'**

Wall-to-wall carpet over hardwood floor, stone fireplace with Colonial surround, picture window, curved archway

**Dining Room: 13.7' x 18'**

Wall-to-wall carpet over hardwood floor, open to kitchen

**Kitchen: 20.4' x 10.7'**

Cathedral ceiling, skylight, large pantry, Corian countertops and sink, vinyl floor, Randy Wood custom cabinets, halogen lighting, dishwasher, gas cook top, ceramic tile backsplash, double wall oven, garbage disposal, breakfast bar with seating for four

**Great/Family Room: 21.1' x 26.4'**

Cathedral ceiling, vinyl floor, ceiling fan, oak built-in bookcases, desk and entertainment center, windows with decorative tops, door to outside

**Powder Room:**

Large, vented, vanity, ceramic tile floor, recessed lights

**Laundry/Mud Room: 7.5' x 10'**

Vinyl floor, built-in cabinets, door to outside

**Four Steps Up**

**Master Bedroom: 17.4' x 17.1'**

Cathedral ceiling, ceiling fan, wall-to-wall carpet, recessed lights, windows with decorative tops, one walk-in closet with organizer, one double closet, two closets

**Master Bath:**

Full, large stall shower, Whirlpool soaking tub, Corian countertops, double sink vanity, skylight, vinyl floor, door to hall

**Second Bedroom: 14.5' x 12.1'**

Hardwood floor, double closet

**Bath:**

Full, tub/shower combination, ceramic tile on a wet bed, ceramic tile wainscoting, pedestal sink, linen closet

**Hall:**

Linen closet, coat closet

**Basement – Partial + Crawl Space**

Hobby Room: 10.5' x 15.6'

Storage/Utility Room: 12.2' x 13.4'

Storage/Utility Room: 12.5' x 12.5'

Double laundry sink

**Garage:**

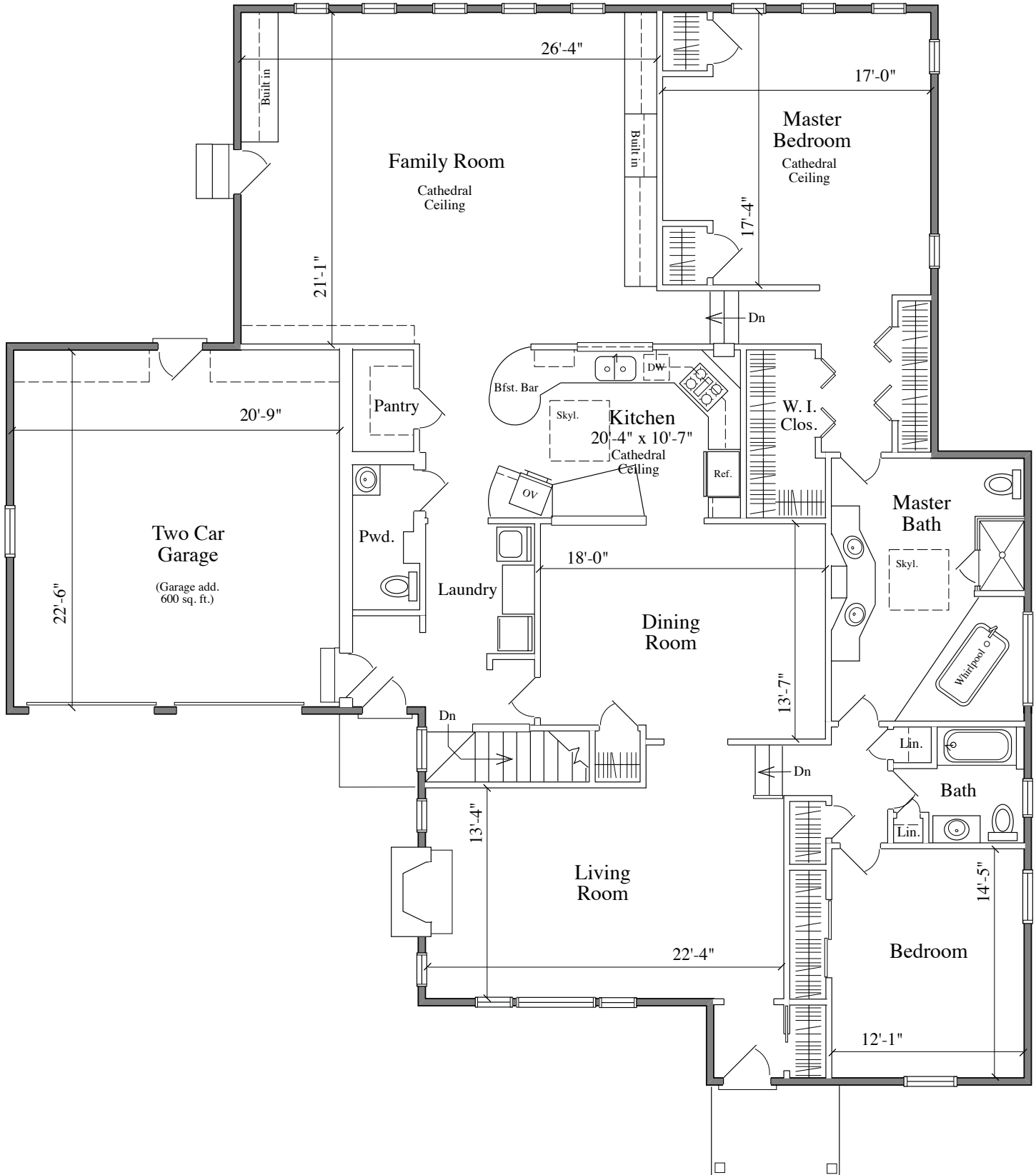
Two car, attached, two automatic garage door openers, driveway parking for 4 cars

- Exterior: Brick
- Roof: Asphalt shingle
- Heat: Gas, forced warm air, hi-efficiency, two zones, humidifier
- Plumbing: Copper
- Air Conditioning: Central, two zones
- Wiring: 200 Amps, circuit breakers, newer box
- Hot Water Heater: Gas, 50 gallon, new 8-27-10

**Special Features:**

Flagstone walkway and covered front porch, full view storm door, lawn irrigation system, security system, storage shed

**FIRST FLOOR**



**BASEMENT**

