

\$795,000



PROPERTY FEATURES

- **Style:** Cape Cod Style
- **Construction:** Frame
- **Block:** 88; **Lot:** 20
- **Lot Size:** 143.38' x 140'
- **Bedrooms:** 4
- **Baths:** 3 Full + 1 Partial
- **Age:** Approximately 62 Years
- **2011 Taxes:** \$26,240

The NEW tax assessment for 2013 is \$849,000. This will result in lower taxes.

You'll appreciate the love and care that went into this stunning 4/5 bedroom, 3.5 bath home from the thoughtful and charming touches like the chair rails and wainscoting in the center hall and formal dining room, the umbrella cabinets by the front door; the built-in curios and stone fireplace in the formal living room, the built-in work station and butler's pantry in the spacious kitchen, the partial cathedral ceiling and brick fireplace in the family room, the built-in bookcases in the den/library/bedroom, the first floor master suite plus a first floor full bath. Three spacious bedroom, two full baths and a sitting area complete the second floor. The basement has been finished with a game room with wet bar, recreation room with fireplace, large storage room/work shop and laundry room with double laundry sink. To complete this home, there is a two car attached garage, professional landscaping, large rear brick patio and storage shed. This home is located on an extra large lot in desirable Haddonfield.

**FOR MORE INFORMATION, VISIT THE WEB SITE:
WWW.LVLREALTORS.COM/460WESTMINSTERAVENUE**



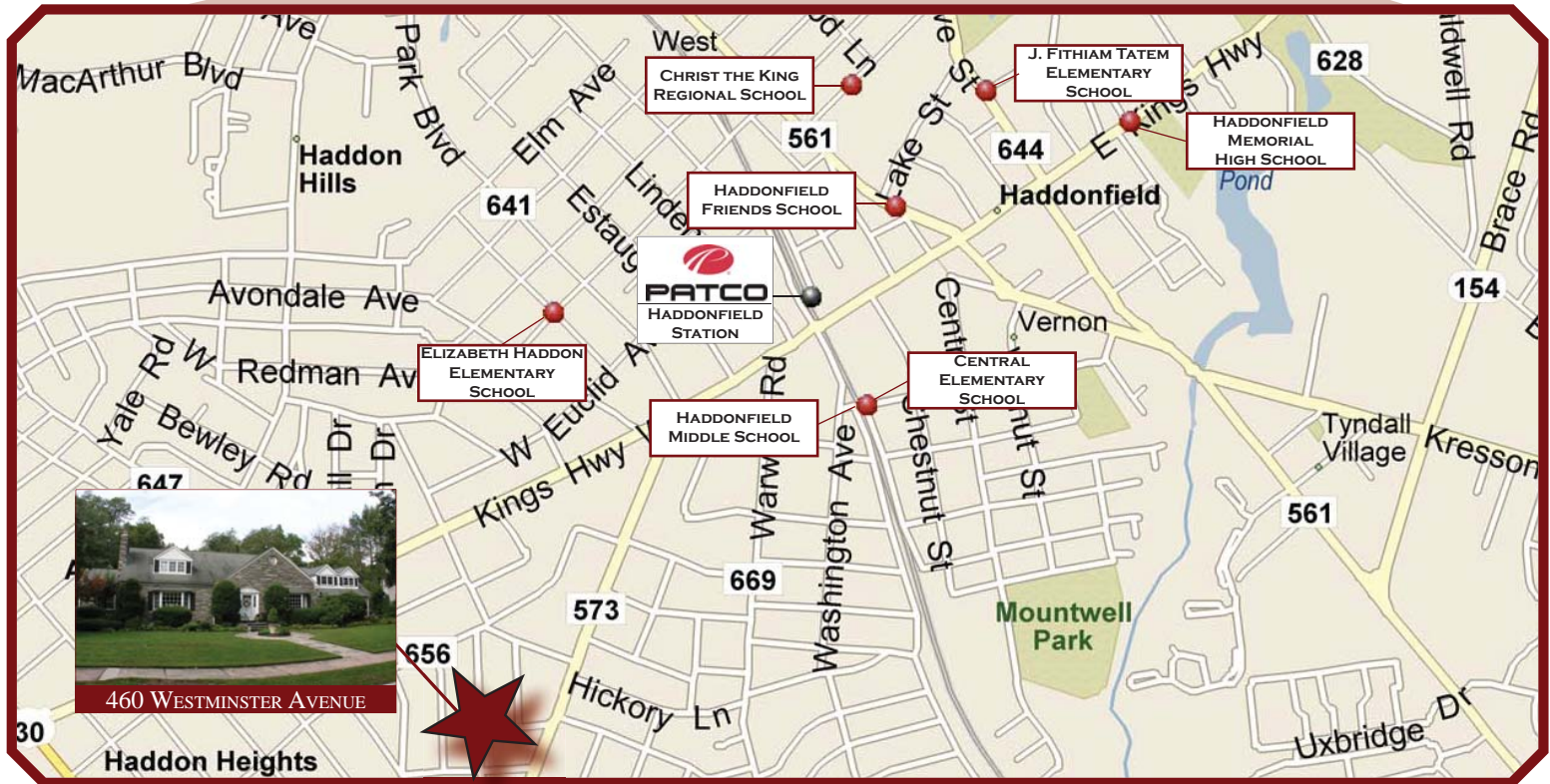
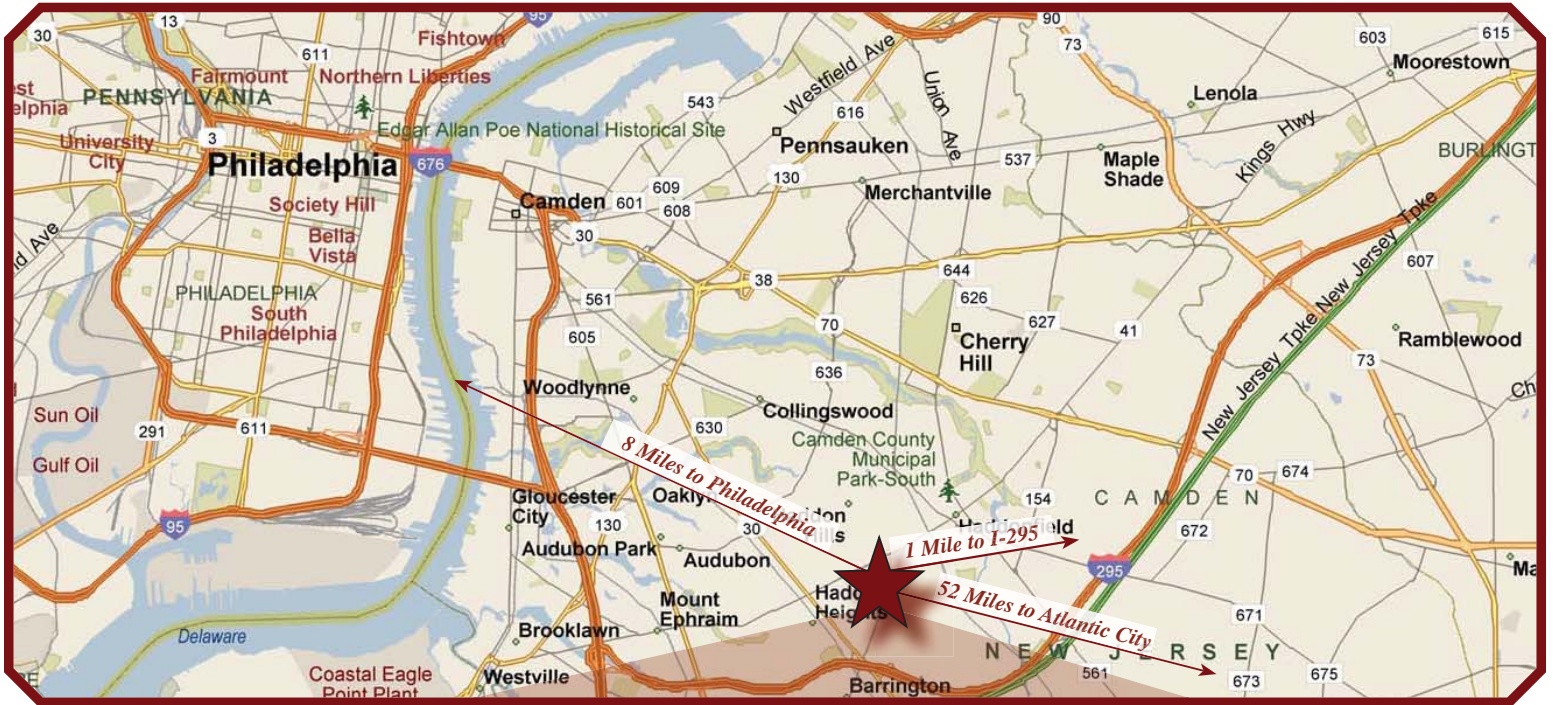
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REGIONAL MAP

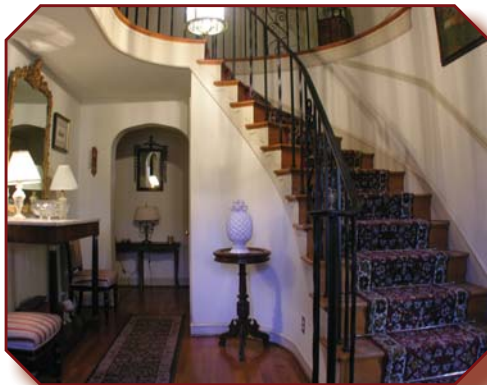


NEIGHBORHOOD MAP

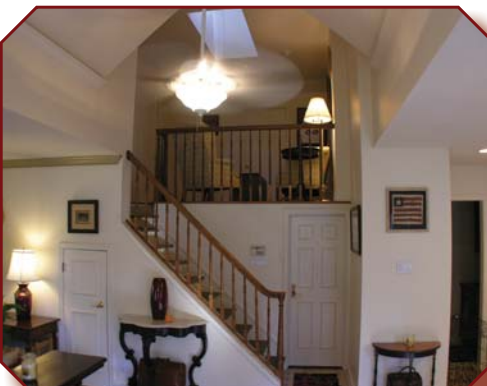
PROPERTY IMAGE GALLERY



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FIRST FLOOR

Center Foyer: 11' x 16.2'

Open, hardwood floor, curved staircase with chair rail, walk-in closet with light, umbrella closets on both sides of front door

Living Room: 23.6' x 15.2'

Bow window, stone fireplace with heat-a-lator, Pella replacement windows, built-in curios, curved archway, built-in bookcases

Dining Room: 14.2' x 16.2'

Bow window, wainscoting, hardwood floor, curved archway, Pella replacement windows

Kitchen: 23.2' x 14.2'

Center island with seating for four, Corian countertops, work station, recessed lights, bow window, Jenn Aire gas range, refrigerator, dishwasher, garbage disposal, instant hot, microwave, vinyl floor, ceramic tile backsplash, large closet, Anderson replacement windows, butler's pantry with sink and granite countertop

Den/Library/Bedroom: 16.3' x 14.2'

Cedar closet, closet, hardwood floor, ceiling fan, chair rail, built-in bookcases

Family Room: 20.7' x 15.1'

Built-in bookcase, brick fireplace with colonial surround and built-in bookcases, hardwood floor, partial cathedral ceiling with two ceiling fans, crown molding, breakfast area, broom closet. Eyeball lights, low voltage lighting, staircase to second floor, door to garage

Master Bedroom: 20' x 14.2'

Hardwood floor, ceiling fan, walk-in closet

Master Powder Room:

Ceramic tile floor, window, pedestal sink, built-in desk

Hall Bath:

Full, stall shower, ceramic tile floor, pedestal sink, soaking tub, linen cabinets, ceramic tile wainscoting

Hall:

Hardwood floor, chair rail

SECOND FLOOR

Sitting Area: 10.7' x 9.10'

Skylight, ceiling fan, hardwood floor

Bath:

Full, vinyl floor, tub/shower combination, double closet, skylight

Second Bedroom: 14.2' x 16'

Track lights, wall-to-wall carpet, double closet
Sitting Area: 9' x 6.8'

Third Bedroom: 23.5' x 15.10'

Wall-to-wall carpet, closet, built-in storage closets

Fourth Bedroom: 18.5' x 10.5'

Track lights, wall-to-wall carpet, double closet

Hall Bath:

Full, vinyl floor, stall shower, pedestal sink, window, linen closet, exhaust fan

Closet:

Large storage closet with access to attic

BASEMENT – SUMP PUMP

Recreation Room: 27.10' x 14.3'

Stone fireplace

Game Room: 13.8' x 24.9'

Plus 24' x 15', wet bar with double stainless steel sink, vinyl floor, refrigerator, built-in bench seats with storage, ceiling fan, wainscoting, eyeball lights

Laundry Room: 13.9' x 7.8'

Washer and dryer hook-ups, double laundry sink, door to crawl space

Storage/Work Shop: 20.9' x 14'

Closet:

Under stairs

Garage:

Two car, attached, two automatic garage door openers, driveway parking for 3+ cars, keyless entry

- Exterior: Brick/vinyl/stone
- Roof: Asphalt shingle, new in 2001
- Heat: Gas, forced warm air, hi-efficiency, three years old, humidifier, air filter, electric heat pump for 4th bedroom area
- Plumbing: Copper
- Air Conditioning: Central
- Wiring: 200 Amps, circuit breakers
- Hot Water Heater: Gas, 50 gallon, hi-efficiency

Special Features:

Storage shed, fenced rear yard, outside lights on timers, cedar closet, large lot, EP Henry brick back patio, stone retaining walls, EP Henry brick walkways

Included:

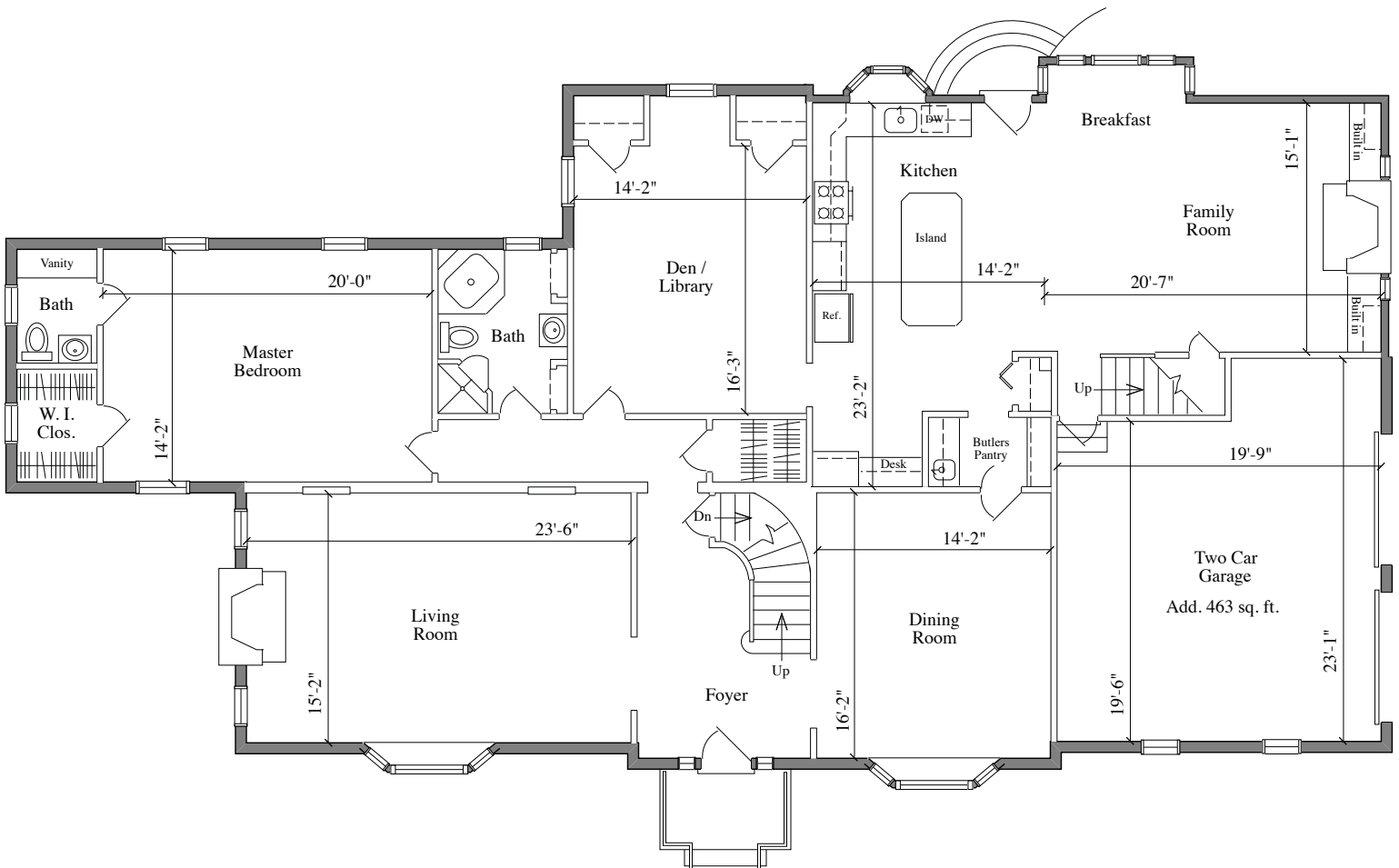
Refrigerator, dishwasher, garbage disposal, instant hot, microwave, intercom system, security system, 8 bar stools in basement. Intercom is in "as-is" condition.

Excluded:

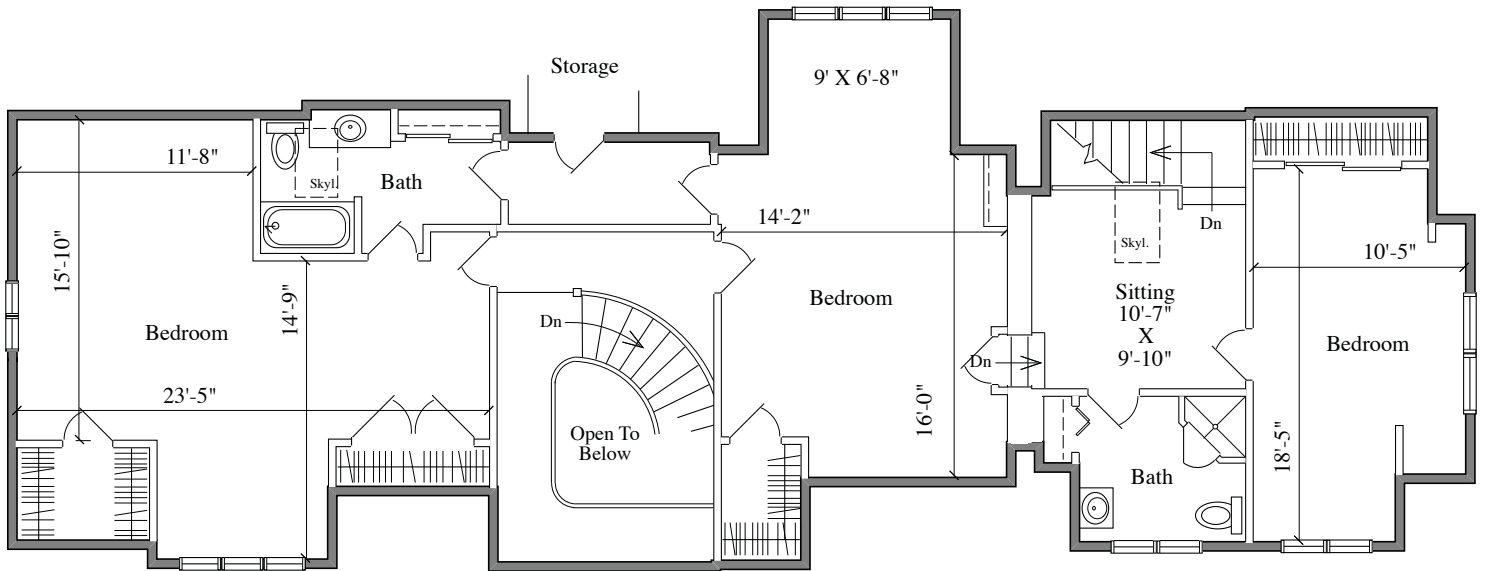
Freezer in garage, refrigerator in garage, fireplace equipment. Ping pong table is negotiable.



FIRST FLOOR



SECOND FLOOR



BASEMENT

