

\$1,150,000



A fabulous lifestyle can be yours in this exquisite 13 year old brick accented two-story Colonial home nestled on a .46 acre lot on one of the prettiest streets in town. You'll love the light and airy feeling heightened by the volume ceilings and tremendous floor plan. There are 4 bedrooms, 3 full baths and 2 powder rooms which includes a huge master bedroom suite. The upscale kitchen would delight any chef with its cherry cabinets, granite countertops, work island and adjoining bar. This home also boasts a family room, game room and office all on the first floor PLUS an exercise room, art room and rec room on the lower level. There are gleaming hardwood floors, custom crown moldings and beautiful built-ins. This executive family home has quality built in and so much charm

PROPERTY FEATURES

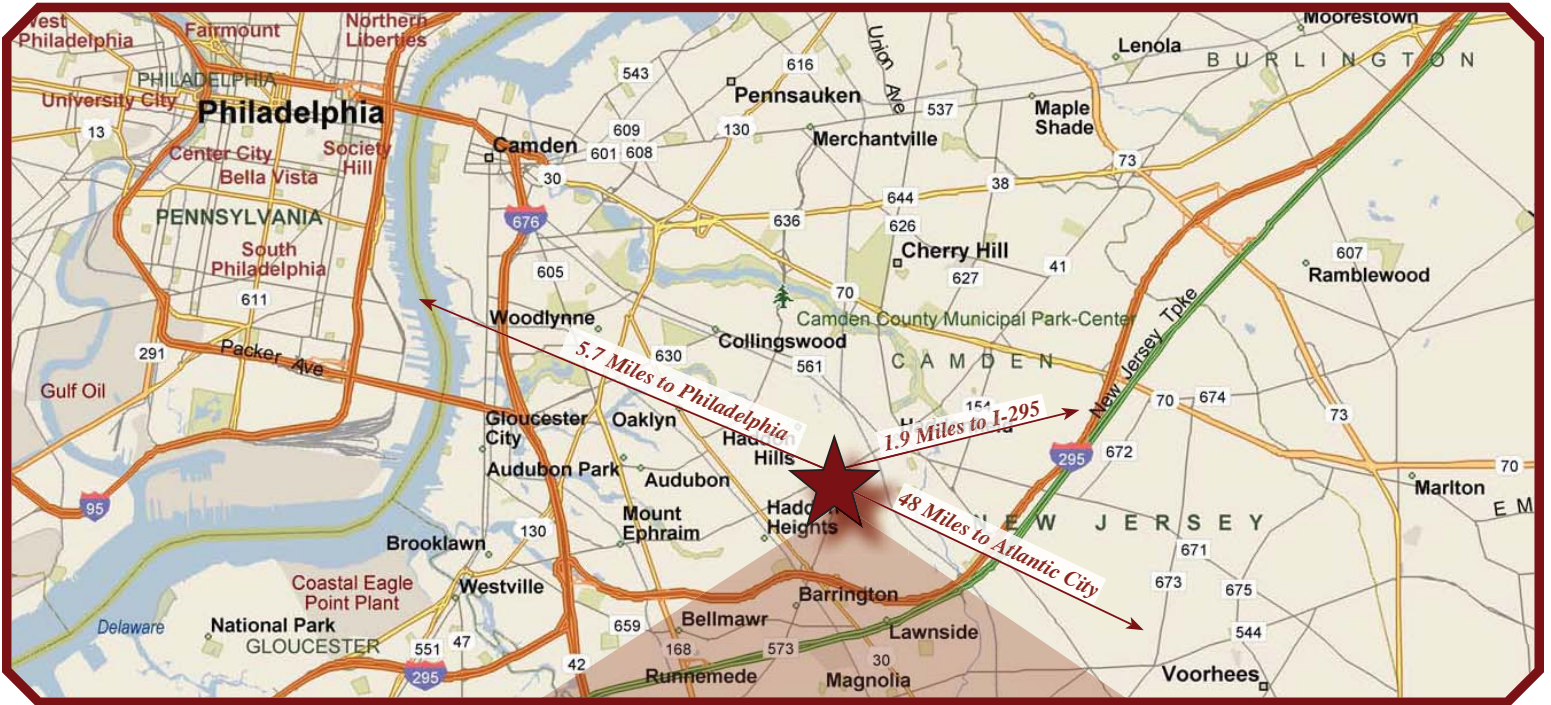
- Colonial style
- Bedrooms: 4
- Approximate age: 12
- Full baths: 3
- Part baths: 2
- 2011 Taxes: \$29,200
- Acres: .46
- Garage: 2
- Basement
- Fireplace

**FOR MORE INFORMATION, VISIT THE WEB SITE:
WWW.LVLREALTORS.COM/465LOUCROFT**

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REGIONAL MAP



NEIGHBORHOOD MAP

PROPERTY IMAGE GALLERY



PROPERTY IMAGE GALLERY



Foyer (23'6" x 8'9")

Two-story foyer with a wide open staircase, hardwood floor, heavy wood moldings, guest closet off the foyer.

Living Room (17' x 15'6")

Large box bay window, crown molding, hardwood floor, built-in cabinetry, 5 windows.

Dining Room (15' x 13'3")

Formal room with crown molding, chair rail, tray ceiling, hardwood floor.

Kitchen (27'6" x 14' irregular)

Large upscale eat-in kitchen with cherry cabinets with adjustable shelving, granite countertops, hardwood floor, double stainless steel sink with a Moen gooseneck faucet, Insinkerator, GE Profile gas 5 burner stove, GE Profile electric wall oven plus a GE Profile microwave oven, refrigerator, work island with a stainless steel sink, custom ceramic tile backsplash. Bosch dishwasher, custom bar cabinetry, walk-in pantry closet, glass sliding doors lead to a rear brick patio.

Family Room (28'4" x 15')

18 foot ceiling, hardwood floor, built-in cabinetry including a desk area, wood burning fireplace with wood mantle, floor-to-ceiling windows, 2 balconies overlook from the second floor, sliding glass doors to a brick patio.

Game Room (20' x 15'3")

Oversized crown molding, recessed lighting, hardwood floor, beadboard accented walls, pass through to family room. Pool table included.

Mud Room

With a tub, hardwood floor. Located off the kitchen.

Office (15'3" x 11')

Built-in cabinetry, built-in desk, custom recessed lighting, hardwood floor.

Foyer - 2nd Floor

Glass French doors open to 2 balconies that overlook the family room, hardwood floor.

Laundry Room

Washtub, washer and gas dryer hookups. On second floor.

Attic

Pull down stairs in the second floor hall.

Garage

Two-car attached with an electric opener.

Basement

Recreation Room: (33' x 14') Wall-to-wall carpet, game closet.

Exercise Room: (19'4 x 14'6") Wall-to-wall carpet.

Hobby Room: (15'11" x 12') Wall-to-wall carpet.

Powder Room: Oversized.

Utility Room: With storage shelves.

Bedrooms

Master Bedroom: (20'7" x 20'5") Two large walk-in closets, ceiling fan, wall-to-wall carpet.

Second Bedroom: (16'1 x 13'5") Double closet, ceiling fan, wall-to-wall carpet, full private bath.

Third Bedroom: (13" x 12'10") Double closet, wall-to-wall carpet.

Fourth Bedroom: (13'1" x 12'10") Double closet, wall-to-wall carpet.

Full Baths

Master Bath: Ceramic tile shower, two separate vanities with a make-up area, linen closet.

Private Bath: Adjacent to 2nd bedroom.

Main Bath: Ceramic tile, two separate sinks and vanities.

Part Baths

Powder Room #1: Located off the foyer, pedestal sink.

Powder Room #2: Located in the basement.