



Elegance in Beaumont Farms



Reduced to \$394,900

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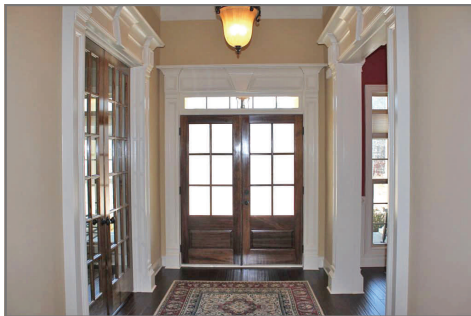
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Elegant Ranch Home in Beaumont Farms
Approximately 2,751 Sq. Ft.
4 Bedrooms, 3.5 Baths
Formal Living and Dining Rooms
Great Room with Stone-Surround Fireplace



Luxuriously Appointed Interior

- Custom-crafted molding throughout
- French doors, fixed transoms, amply-proportioned doors and generous windows
- Hand-scraped hickory hardwood flooring in foyer, living, dining and great rooms, hallways, kitchen and breakfast room
- Oil-rubbed bronze appointments in kitchen and baths; oil rubbed bronze chandeliers in foyer and dining room



Stately Living

- Spacious Foyer featuring oil-rubbed bronze pendant light suspended from 12-foot ceiling
- Formal Dining Room with oil-rubbed bronze chandelier, 12-foot ceiling, custom crafted cove crown molding and judges paneling; view of rocking chair front porch through 2 large windows
- Great Room with 13-foot coffered ceiling, radius windows flanking gas log fireplace with stone surround and custom mantle, recessed lighting, upgraded ceiling fan
- Formal Living Room accessed from foyer through 8-foot French doors, 12-foot ceiling, pair of large windows with view of rocking chair front porch; currently used as office

Gourmet Kitchen & Breakfast

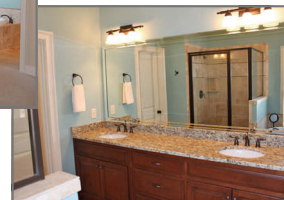
- Custom cabinetry with oil-rubbed bronze hardware, fluted columns, corbels, pull-out drawers, spice racks, trash cans
- Custom built-in pantry
- Frigidaire Professional Series Energy Star appliances: Stainless steel refrigerator, slide-in gas range/oven, dishwasher, and built-in microwave
- Oil-rubbed bronze pot filler over stove
- Under-cabinet and recessed lighting; 5-inch cove molding
- Granite countertops with custom ogee edging
- Travertine backsplash throughout kitchen



- Breakfast Room with chandelier and 5-inch cove molding
- View of private wooded back yard through triple window
- Custom built-in cabinet pantry
- French door opens to covered back porch

Private Master Suite Retreat

- French door leading to covered back porch
- Trey ceiling, fan and light, upgraded neutral-color carpet
- Spa-like bath featuring Jacuzzi tub with Travertine surround
- Spacious walk-in shower with Travertine and glass surround
- Bath-area custom cabinetry with granite countertops, oversized vanity with double sinks
- Oil-rubbed bronze lighting, faucets and hardware in bath
- High vaulted ceiling; large window over tub
- Decorative alcove in commode room
- Travertine flooring
- Large his & hers walk-in closets with wood shelving units



Additional Main Level Amenities

- Powder Room with pedestal sink, oil-rubbed bronze lighting, faucets and hardware
- 2nd Bedroom with walk-in closet with decorative ceiling fan
- 3rd Bedroom with large windows overlooking private back yard, decorative ceiling fan & upgraded neutral-color carpet
- Full Bath with shower/tub combination, oil-rubbed bronze lighting, faucets and hardware, tiled floors
- Hallway with under-stair storage, linen closet, coat closet

Media Room/4th Bedroom

- Second level
- Private full bath with shower/tub, custom cabinetry, granite countertops, oil-rubbed bronze lighting, faucets and hardware, tiled floor, full-sized access door to walk-in attic
- 2 Closets; Built-in vanity area with granite countertops
- Wired for surround sound, currently used as Media Room



Special and Additional Features

- Near-instant hot water with circulating system
- Laundry Room with custom cabinetry, clothes-hanging rack, tile floors
- 3-zone HVAC; Double units in attic
- Pre-wired exterior 220-V Sub-Panel Ready for Hot Tub /Pool
- Fully sodded front and back yards with sprinkler system
- Security system
- Ethernet-ready in multiple rooms
- Private park-like 1.675 acre cul-de-sac lot, heavily wooded including many hardwood trees
- Public water; septic tank; cable TV connections
- Homeowner association with annual fee of \$375
- 2-car kitchen-level side entry garage with automatic door

Schools

Thomas Crossroads Elementary, Lee Middle, Northgate High

Community and Area Amenities

- Neighborhood Park with Lake Fishing, Covered Pavilion, Fireplace, Picnic Tables and Children's Play Area
- Street lights