

Residential Client Full



MLS#: **3274028** Section: **Highland Crossing** LP: **\$1,425,000**
 Status: **A** ZN: **Residential** OLP: **\$1,425,000**
 Rms: **12** GRS: **CEDAR HILL** SP:
 BdRm: **5** MSJR: **W ANNIN** LD: **01/07/2016**
 FB: **5** HS: **RIDGE** UCD:
 HB: **1** Acres: **1.00*** CD:
 ZIP: **07920-5800*** LtSz: **1*** ADM: **1**
 RZIP: **07920** SqFt: DOM: **1**
 Block: **3704*** CLR: **Taupe** SDA: **Yes**
 Lot: **1.6*** CL: **No**
 Unit #: GSMLS.com: **Yes**
 Floor #: Pets: **Yes**
 Bldg #: YB/Desc/Ren: **2008 / Approximate /**
 FHA55+: **No** PSubType: **Single Family**
 Style: **Colonial**

Directions: **Lyons / So. Finley to Clairvaux Court - On Right**

Remarks: **Enjoy the luxury lifestyle of this 5BR, 5.1 bath Bocina center hall colonial beautifully situated in Highland Crossing. Built in 2008, this home offers every amenity. Experience the warm glow of the sun-drenched two story foyer with turned oak staircase welcomes you to this exquisite home. Beautiful millwork frames the doorways with subtle accents that are carried into the adjoining rooms. Gleaming hardwood floors add a finishing touch on both levels. The kitchen, with professional series appliances and furniture quality cabinetry is a work of art. Entertain a crowd or relax in the well-appointed family room with soaring stone fireplace, coffered ceiling, and tall windows with transoms. The spa-like master suite boasts cathedral ceiling, sitting room, jetted tub, and oversized shower. HARDI PLANK!**

INTERIOR

Applncs: **Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, Range/Oven-Gas, Washer** Handicap Modified: **No**
 Bsmnt: **Yes / Finished, Full** IntFeat: **Fire Alarm Sys, Bar-Dry, Carbon Monoxide Detector, High Ceilings, Security System, Skylight, Whirlpool, Walk-In Closet**
 Dine: **Formal Dining Room** Kitch: **Breakfast Bar, Center Island, Eat-In Kitchen, Separate Dining Area**
 Exclu: **On File** MastBr: **Full Bath, Sitting Room, Walk-In Closet**
 FirePl: **1 / Family Room** MstBath: **Jetted Tub, Stall Shower**
 Floor: **Carpeting, Tile, Wood** P-Use:
 In-law Suite: **No/**

EXTERIOR / OTHER FEATURES

Amnt: Garage: **3 / Finished Garage, Oversize Garage**
 Drive: **6 / Blacktop** LotDesc: **Level Lot, Open Lot, Wooded Lot**
 Exterior: **Clapboard, See Remarks, Stone** Pool: **No/**
 ExtFeat: **Deck, Sidewalk, Underground Lawn Sprinkler, Thermal Windows/Doors** Roof: **Composition Shingle**

ROOMS

LivRm: **15x13 / First** DinRm: **17x13 / First** Kitch: **17x17 / First** Den: **12x14 / First** FamRm: **19x18 / First**
 Mstr: **19x19 / Second** Bed2: **15x11 / Second** Bed3: **13x14 / Second** Bed4: **19x12 / Second**
 Bedroom : **16x14/Second** Leisure Room : **12x10/Second** Office: **20x12/Basement** Rec Room: **31x13/Basement**
 LevelB: **Bath(s) Other, Great Room, Office, Rec Room, Workshop**
 LevelG:
 Level1: **Breakfast Room, Dining Room, Family Room, Foyer, Kitchen, Living Room, Office, Powder Room**
 Level2: **4 Or More Bedrooms, Bath Main, Bath(s) Other, Laundry Room**
 Level3: **Attic** OthLev:

UTILITIES

Heat: **2 Units, Forced Hot Air** Sewer: **Public Sewer**
 Cool: **2 Units, Central Air** Utilities: **All Underground, Electric, Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**
 Service: **Cable TV Available, Garbage Extra Charge** WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Fee: **\$ /** FarmAsm: **No** HmWrnty: **No** Taxes: **\$24,672 / 2015** LndAsmt: **\$456,000**
 AppFee: **\$1,000** OTP: **Fee Simple** TaxRt: **1.916 / 2015** BldAsmt: **\$831,700**
 Other: **\$350 / Annually** Easement: **Unknown /** TotAsmt: **\$1,287,700**
 Feelnc: **See Remarks**

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****Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.****

MARIE YOUNG