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CHRISTIE'S
INTERNATIONAL REAL ESTATE



11304 JOHN CARROLL RD

CAVES VALLEY GOLF COURSE

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Enjoying an incredible site in the private and highly desirable Caves Valley Golf Course, 11304 John Carroll Road boasts an exquisite quarried stone and stucco luxury home. Custom built by Chris Kildruff and the Blackhorse Construction Company, a brick walkway leads up to the covered porch of this incredible 4 Bedroom, 4/2 Bath home.

Oversized mahogany doors open into a bright two-story Foyer with coffered ceiling, tumbled marble floors and a charming barrel-vaulted alcove next to a tall bay window on the stair landing. A cased archway leads into the adjoining vaulted Den where custom built-in bookcases flank a cast stone French Country chimney and fireplace. Awash in natural light from a bowed bay window, the Foyer flows through an arched portal into the formal Living Room with doors to the back terrace and grounds.

The adjoining Dining Room boasts beautiful moldings and a triple window as well as a pocket door into the custom gourmet cook's Kitchen featuring Neff cabinetry, granite counters, professional grade appliances, an island, and an attached Breakfast Room with doors to the enchanting screened porch affording lovely views of the 10th fairway. A back hall with a Powder Room provides access to the Laundry Room and attached three-car Garage.

11304 JOHN CARROLL ROAD

A private hall off the Living Room opens into an expansive Master Bedroom Suite enjoying an Office, formal Powder Room, and a large Master Bedroom with a triple picture window, two walk-in closets, built-ins and a cast stone fireplace. The attached Master Spa Bath features a heated stone floor, jetted soaking tub, built-in dressing table, and a glass enclosed shower stall.

The second level boasts three additional Bedrooms and two Baths. The spacious walk-out lower level includes a large Recreation Room with built-in bookcases, a two-hole putting green with wall mural of the fabled Amen Corner at the Augusta National, an attached Game Room with wet bar, full Bath, extensive storage and French doors to an Exercise Room.

A covered porch, brick terrace, stone cook center and a large screened porch provide ample outdoor entertaining options as well as access to the splendid, professionally landscaped grounds adjacent to the renowned Caves Valley Golf Course. Meticulously maintained, the stunning luxury home at 11304 John Carroll Road is an ideal retreat.















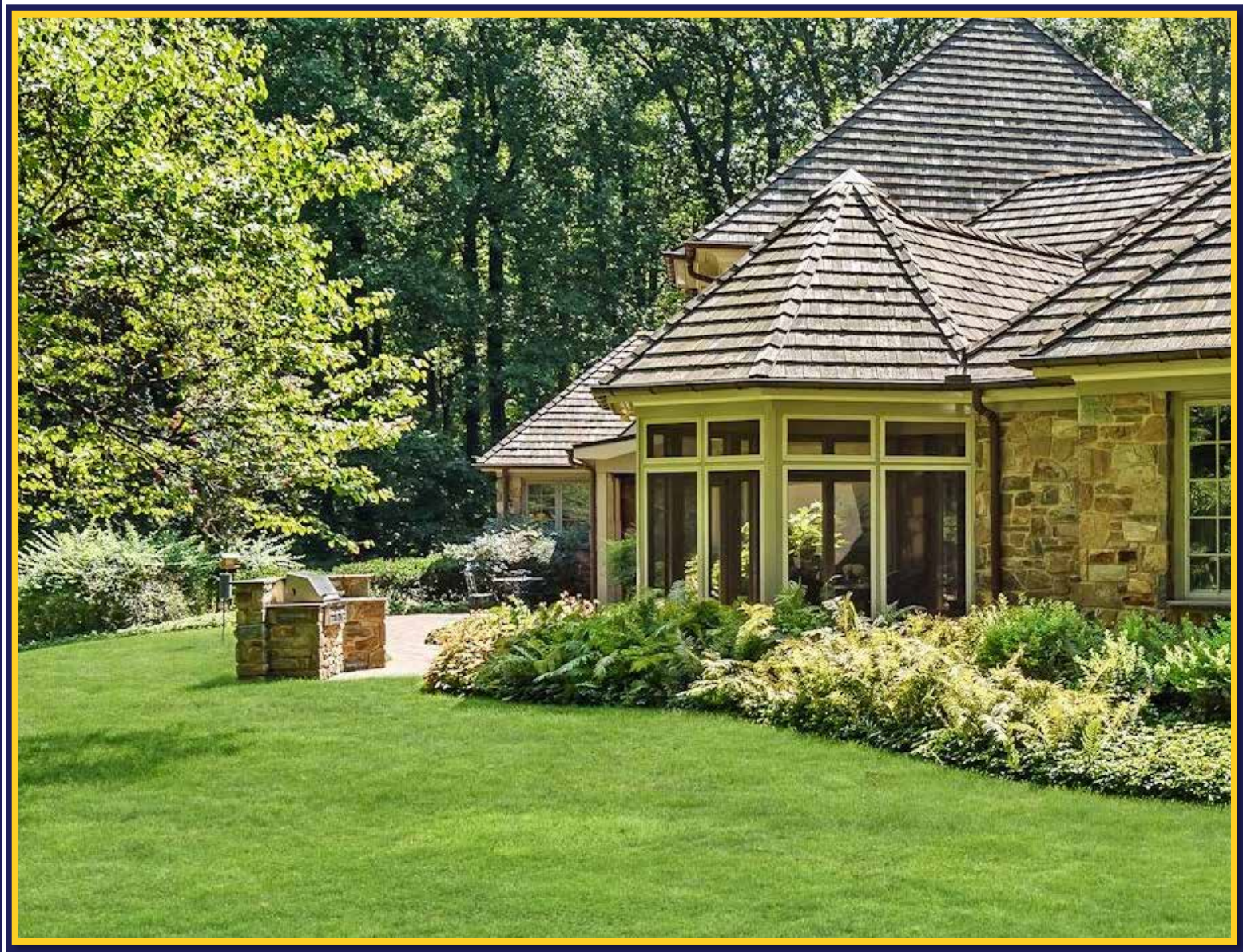


























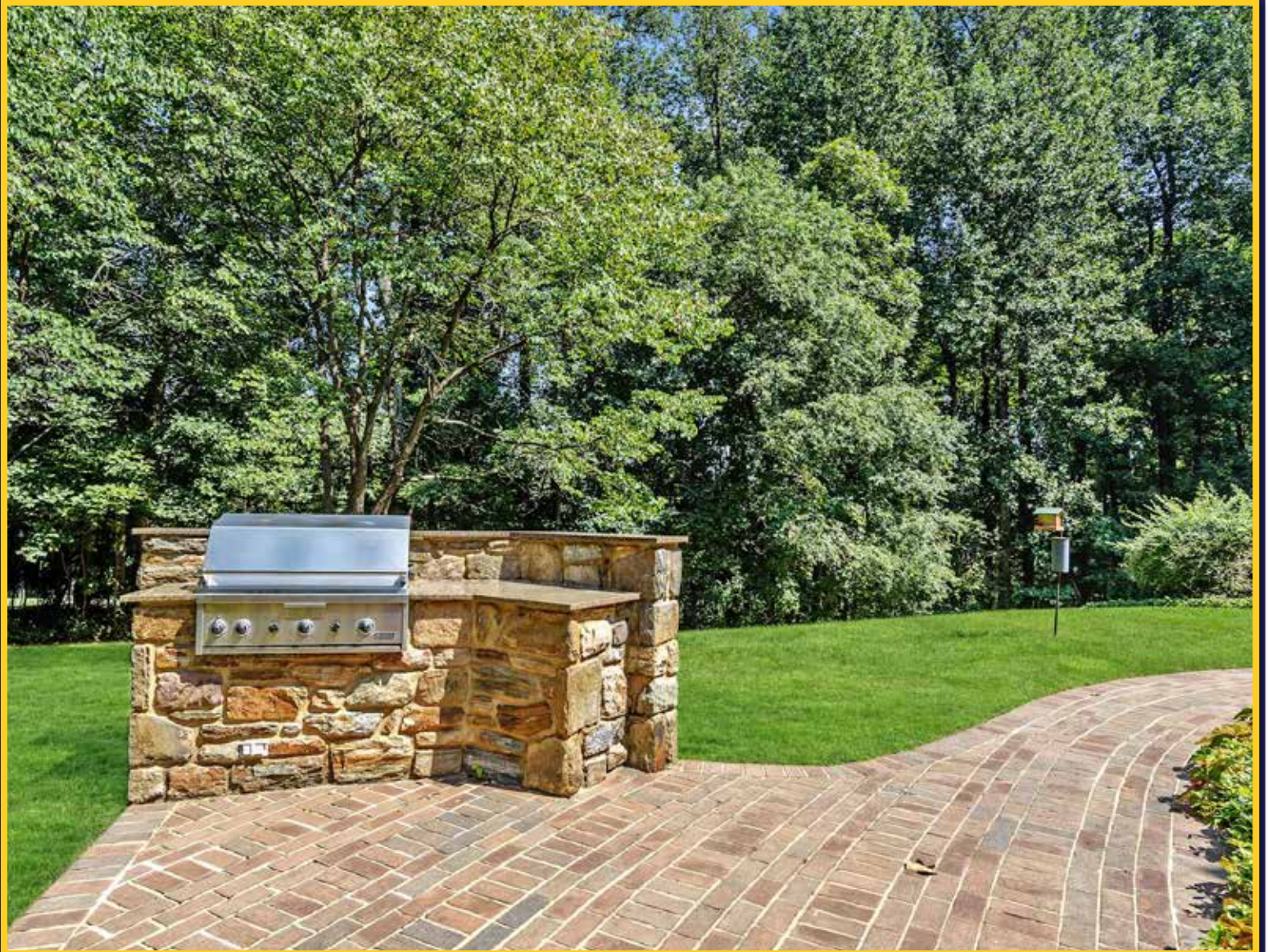


















FEATURES

FOYER 13'6" X 13'3"

- Oversize mahogany double entry doors
- Two-story
- Coffered ceiling w/custom painting detail
- Tumbled marble floor
- Open walnut staircase w/wrought iron railings, hardwood handrails & tall bay window on mid-landing
- Barrell-vault alcove on staircase mid-landing w/built-in bench
- Crown molding
- Patinated metal 12-light chandelier w/shades
- Four matching triple wall sconce lights w/shades (2 on landing)
- Recessed lighting
- Staircase to Lower Level
- Passage to Kitchen w/walk-in closet, access to Laundry Room & wide cased archway to Dining Room
- Cased archway to Living Room
- Cased archway to Den

DEN 17'5" X 13'6"

- Walnut hardwood flooring
- Vaulted ceiling, coffered in the center
- Cast stone Country French chimney w/wood burning fireplace & gas starter
- Two large custom built-in cabinets flanking fireplace including entertainment center, bookcase & base cabinets
- Arched double window w/custom drapery treatments
- Two patinated metal double wall sconce lights w/matching shades
- Recessed lighting

LIVING ROOM 21'5" X 14'8"

- Walnut hardwood flooring
- Bowed bay window flanked by glazed exit doors w/custom drapery treatments
- Embossed crown molding
- Recessed lighting
- Built-in ceiling speakers
- Cased portal to Hall to Master Suite
- Wide cased archway to Dining Room

DINING ROOM 18'2" X 14'7"

- Walnut hardwood flooring
- Triple window w/transoms & custom drapery treatments
- Dentil crown molding
- Chair rail
- Wainscot & wall panel moldings
- Antique brass finish 12-light chandelier w/shades
- Recessed lighting
- Built-in ceiling speakers
- Pocket door to Kitchen

KITCHEN 24'6" X 16'0" (IRREGULAR)

- Walnut hardwood flooring
- Neff custom wood cabinetry in hi-gloss finish w/stainless steel elements including island/breakfast bar, planning desk w/file drawers, glass door cabinets, TV cabinet, pull-out trays, pot-pan drawers, utensil drawers, refrigerator enclosure & matching crown trim
- Granite counters
- Sub-Zero stainless steel side-by-side refrigerator
- Stainless steel 5-burner gas cooktop w/stainless steel backsplash & Best ceiling mounted stainless steel range hood



- KitchenAid stainless steel convection double wall oven
- Dacor stainless steel warming drawer
- GE Profile built-in microwave
- Marvel wine cooler
- Bosch stainless steel dishwasher
- Stainless steel undermount double sink w/Insinkerator disposer, instant hot water dispenser & soap dispenser
- Round stainless steel undermount prep sink
- Double corner windows at sink

- Patinated metal 6-light chandelier w/shades above island
- Recessed lighting
- Under-cabinet lighting
- Built-in ceiling speakers
- Open flow to Breakfast Room

BREAKFAST ROOM 17'0" X 11'1"

- Walnut hardwood flooring
- Oversize sliding doors to Screened Porch
- Floor-length window
- Walk-in lighted pantry closet
- Recessed lighting
- Built-in ceiling speakers
- Access to Back Hall

LAUNDRY ROOM 13'6" X 8'6"

- Access from Foyer Hall
- Ceramic tile floor
- Laminated base cabinet w/utility sink²
- Triple window w/plantation blind
- KitchenAid washer & electric dryer
- Full-width clothes pole
- Fluorescent light ceiling panel
- Flows to Back Hall

BACK HALL

- Ceramic tile floor
- Powder Room w/ceramic tile floor, vanity, plate glass mirror & overhead light, exhaust fan
- Walk-in storage/broom closet
- Double closet
- Recessed lighting
- Access to Garage

GARAGE

- Oversize finished 3-car
- Automatic door openers
- Four-casement window w/transoms
- Exit door
- Open staircase to Lower Level w/wrought

iron railings

- Double doors to workshop/storage room w/workbench & 2 windows
- Wall mounted garden tool racks
- Fluorescent light ceiling panels

MASTER BEDROOM HALL

- Walnut hardwood flooring
- Crown molding
- Recessed lighting
- Accesses Office, Master Bedroom & Powder Room

OFFICE 12'10" X 12'8"

- Wall-to-wall carpeting
- Corner window w/plantation blinds
- Built-in cherry desk, bookcases & base cabinets including file drawers
- Ceiling light
- Built-in ceiling speakers

POWDER ROOM

- Tumbled marble floor
- Painted bow-front vanity w/marble top, undermount sink & 2 brass wall sconce lights w/shades
- Crown molding
- Recessed light
- Exhaust fan

MASTER BEDROOM 26'8" X 22'6" (IRREGULAR)

- Wall-to-wall carpeting
- Cast stone gas fireplace
- Custom built-in cabinetry including base cabinets, bookcases & TV shelf
- Triple window & 2 double windows w/plantation blinds & custom valences
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- Passage to Master Bath w/2 custom fitted

walk-in closets (1 w/custom fitted cedar closet), linen closet, crown molding, recessed lighting & dressing mirror

MASTER BATH

- Double pocket door entry
- Stone finish ceramic tile floor (heated), tub platform, shower stall to ceiling & wainscot w/cap molding
- Two matching vanities, 1 w/dressing table, each w/marble top, undermount sink, plate glass mirror to ceiling & double brass wall sconce lights w/shades
- Kohler jetted soaking tub w/handheld shower
- Shower stall w/built-in bench, additional handheld shower, ceiling light & glass door enclosure
- Water closet w/window w/plantation shutter
- Triple window at tub & additional window w/plantation shutters
- Recessed lighting
- Exhaust fans

SECOND FLOOR

HALL

- Landing for staircase w/banister overlook to Foyer
- Wall-to-wall carpeting
- Recessed lighting
- Crown molding

BEDROOM #2 13'7" X 12'11"

- Wall-to-wall carpeting
- Double window w/plantation blind
- Double closet
- Ceiling light

BEDROOM #3 14'7" X 12'11"

- Wall-to-wall carpeting

- Triple window w/plantation blind & built-in window seat/cedar-lined storage benches
- Double closet
- Ceiling light

ACCESS TO SHARED BATH

BEDROOM #4 13'1 X 13'0"

- Vestibule entry
- Wall-to-wall carpeting
- Triple window w/plantation blind
- Double closet
- Ceiling light
- Access to Shared Bath

SHARED BATH

- Divided
- Ceramic tile floor & tub surround
- Full-width double vanity w/plate glass mirror, overhead lighting & medicine cabinet
- Tub/shower combination
- Window w/plantation blind
- Linen closet
- Recessed light
- Exhaust fan

HALL BATH

- Ceramic tile floor & shower stall walls to ceiling
- Vanity w/plate glass mirror & overhead lighting
- Shower stall w/built-in seat & glass door enclosure
- Linen closet
- Recessed lighting
- Exhaust fan

LOWER LEVEL

RECREATION ROOM 42'2" X 27'6" (IRREGULAR)

- Wall-to-wall carpeting

- Built-in bookcases w/base cabinets & TV shelf
- Two-hole putting green w/wall mural depicting the Amen Corner at Augusta National

- Two shelved double closets
- Crown molding
- Recessed lighting
- Two wall sconce lights
- Double doors to closet w/electric service panels & home media panels
- Double doors to small utility room w/Bradford White gas-fired water heater & 4 well water tanks & water conditioning system
- French doors to Exercise Room
- French doors to Storage Room
- Open flow to Game Room

GAME ROOM 26'0" X 20'8" (IRREGULAR)

- Wall-to-wall carpeting
- Triple atrium door to Yard
- Two double windows
- Ceiling pendant light
- Wet bar w/base cabinets, laminate counter, stainless steel prep sink & 3 pendant lights w/glass shades
- Recessed lighting
- Double closet

BATH

- Ceramic tile floor
- Kohler pedestal sink w/mirror & overhead lighting
- Shower stall w/recessed light
- Linen wall cabinet
- Exhaust fan

EXERCISE ROOM 16'0" X 12'3"

- Wall-to-wall carpeting
- Recessed lighting

- Storage closet
- Insignia wall mounted TV
- Double doors to Storage Room

STORAGE ROOM

- Dual access
- Unfinished
- Staircase to Garage
- Heavy duty wooden storage shelving
- Tremendous storage space

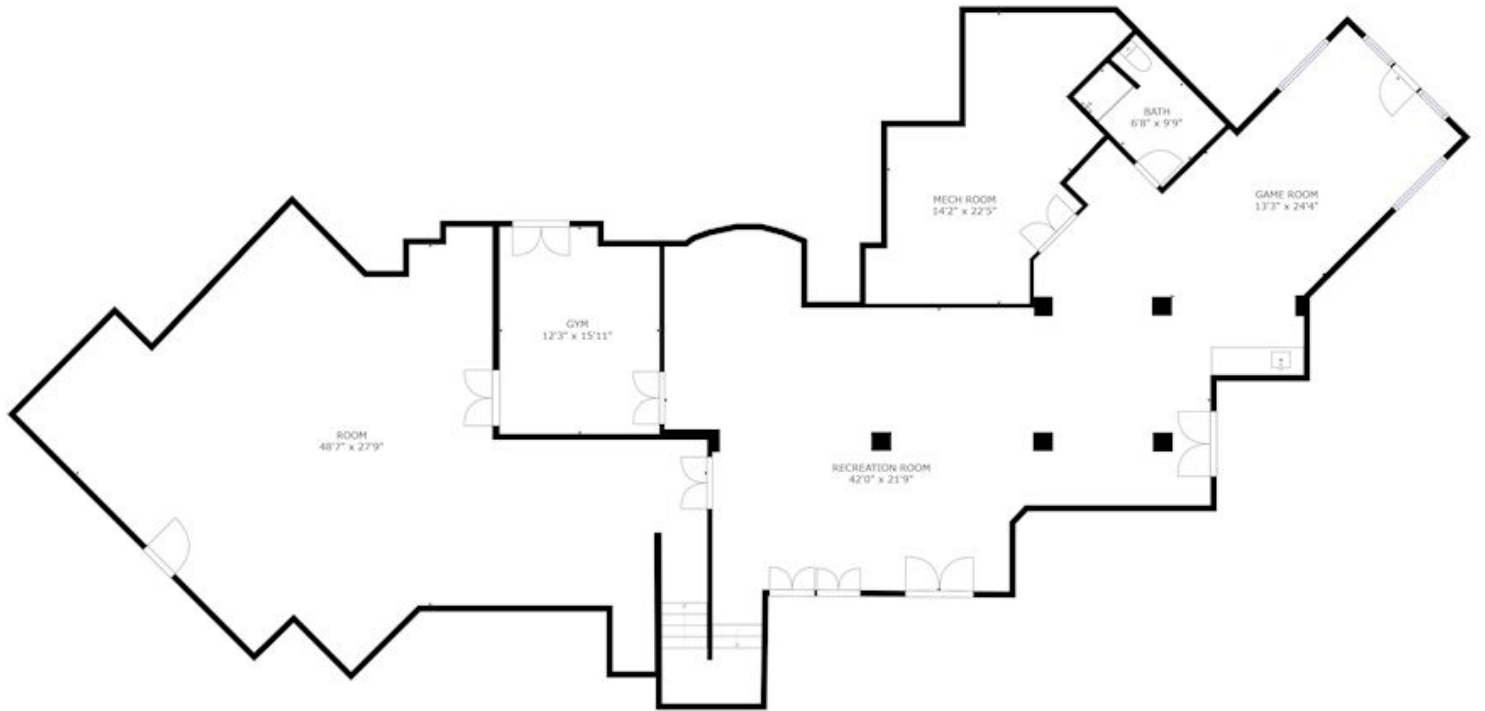
UTILITY ROOM

- Unfinished
- Two Bryant HVAC units w/gas heat & humidifiers
- Sump pump

EXTERIOR

- Custom built by Chris Kilduff/Blackhorse Construction Co.
- Traditional real stucco & quarried stone home w/brick trim
- Cedar shake roof w/copper gutters & downspouts
- Brick walkways to covered brick front porch w/wood columns
- Screened Porch (15' X 15') w/brick floor, vaulted cedar octagonal ceiling, built-in ceiling speakers, ceiling fan & seasonal glass panels
- Elliptical brick Patio & walkway to Screened Porch w/stone cooking center w/granite tops & Lynx gas grill
- Covered Porch off Living Room w/recessed lighting, wood columns & open flow to Patio
- Semi-circular driveway at main entry
- Large parking pad at garage
- Professionally landscaped & maintained
- Private & secure location in beautiful Caves Valley Golf Club

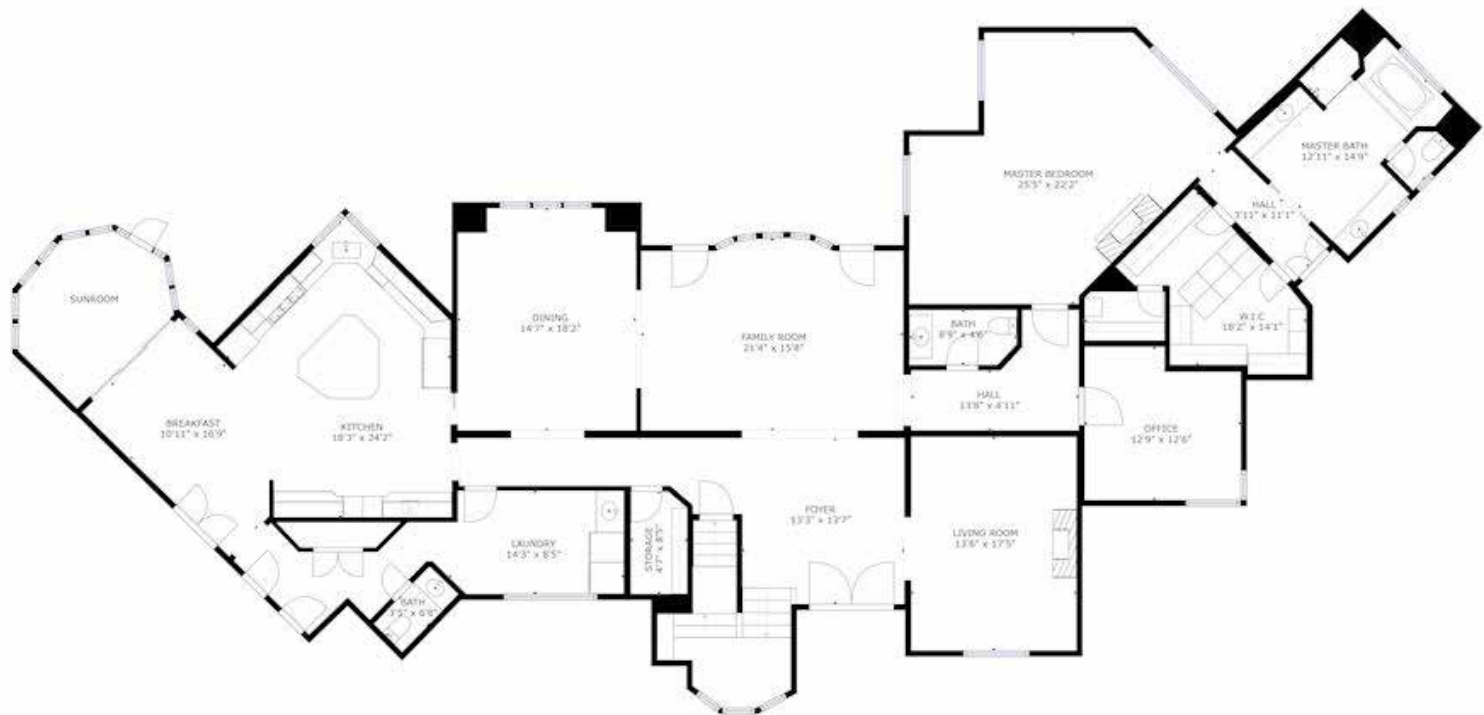




GROSS INTERNAL AREA
LOWER LEVEL: 2941 sq ft, MAIN LEVEL: 3169 sq ft
UPPER FLOOR: 984 sq ft
TOTAL: 7114 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOWER LEVEL



MAIN LEVEL

GROSS INTERNAL AREA
 LOWER LEVEL: 2941 sq ft, MAIN LEVEL: 3189 sq ft
 UPPER FLOOR: 984 sq ft
 TOTAL: 7114 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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UPPER FLOOR



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