Hubble Bisbee
of Long & Foster Real Estate

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Ivey Trace

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Christie's International Real Estate

FOYER 15’2” X 12’3”

- Paneled double entry doors w/ upper windows & transom
- Two-story
- Hardwood flooring
- Open oak staircase w/hardwood handrails
- Large arched window above door
- Built-up crown molding
- Brass/beveled glass pendant light
- Cased portal to vestibule to Gallery Hall w/staircase to Lower Level
- Wide cased portal to Dining Room
- Cased portal to Hall w/window, closet, French doors to Study & Powder Room w/hardwood flooring, pedestal sink, overhead lighting & exhaust fan

STUDY 14’0” X 11’6”

- Hardwood flooring
- Built-in cherry bookcase w/base cabinet
- Matching built-in desk w/base cabinets & file drawers
- Triple window & additional window w/transoms
- Built-up crown molding
- Recessed lighting
- Ceiling fan w/lighting

DINING ROOM 16’2” X 14’0”

- Hardwood flooring
- Bay window w/transoms
- Built-up crown molding
- Chair rail w/wainscot moldings
- Brass 8-light chandelier w/opaque glass shades
- Cased portal to Gallery Hall

GALLERY HALL 22-FOOT LENGTH

- Hardwood flooring
- Cherry wet bar w/granite top, stemware rack, stainless steel undermount sink, U-Line bar refrigerator & under cabinet lighting
- China closet
- Recessed lighting
- Access from Foyer
- Double doors to Kitchen & Master Suite
- Wide cased portal to Great Room

GREAT ROOM 22’0” X 16’0”

- Hardwood flooring
- Coffered ceiling
- Stone chimney w/wood burning fireplace on raised hearth & cherry mantel shelf
- Custom built-in cherry cabinetry flanking fireplace including entertainment center, storage cabinets, base cabinets & bookcases
- Triple window w/transoms & custom drapery treatments flanked by 2 glazed exit doors
- Surround sound
- Recessed lighting
- Ceiling fan w/lighting

KITCHEN 19’9” X 15’0”

- Hardwood flooring w/ceramic tile in work area
- Custom light cherry wood cabinetry including antique white finish island/breakfast bar, 42” wall cabinets, lazy-Susan wall & base cabinets, roll-out trays, spice drawer, mixer/appliance lift shelf, built-in concealed paper towel dispenser, pull-out trash/recycle bins, dovetailed drawers & matching crown trim
- Cased archway alcove w/matching planning desk & upper bookcase
- Granite counters & breakfast bar
- Sub-Zero side-by-side refrigerator w/ icemaker & matching front panels
- Thermador 5-burner gas cooktop w/downdraft vent
- KitchenAid convection double wall oven
- KitchenAid built-in microwave
- Bosch stainless steel dishwasher
- Stainless steel undermount double sink w/Insinkerator disposer
- Built-in auto dust pan

- Double window w/transoms
- Walk-in pantry closet
- Patinated metal double pendant light w/ opaque glass shades above island
- Recessed lighting
- Under-cabinet lighting
- Access to Back Hall
- Open flow to Hearth Room

HEARTH ROOM 19'0" X 17'1"

- Hardwood flooring
- Fireplace w/pellet stove, Georgian mantel & ornamental ceramic tile surround, ceramic tile hearth
- Built-in TV cabinet above fireplace
- Dining area in large box-bay window w/ transoms, glazed exit door, custom valences & patinated metal chandelier
- Additional window w/transom
- Open oak back staircase to 2nd Floor
- Recessed lighting
- Ceiling fan w/light
- Two glazed doors to Sunroom flanking fireplace

SUNROOM 16'9" X 15'0"

- Dual access alcoves- 1 w/window, 1 w/ built-in cherry bookcase w/base cabinet
- Vaulted cedar paneled ceiling
- Wall-to-wall carpeting
- Three walls of floor length windows w/transoms, atrium exit door & custom drapery treatments
- Crown molding
- Built-in wall speakers
- Recessed lighting
- Ceiling fan w/light

BACK HALL

- Ceramic tile floor
- Double closet & storage closet
- Built-in 2-bay mudroom cabinetry
- Powder Room w/ceramic tile floor, vanity, plate glass mirror, overhead lighting & exhaust fan
- Recessed lighting
- GE freezer
- Access to Garage, Laundry Room & Crafts Room

CRAFTS ROOM 12'8" X 9'0"

- Vestibule entry
- Wall-to-wall carpeting
- Custom built-in crafts cabinetry including sewing table & storage cabinetry, wall cabinets, base cabinets & open shelving
- Double window
- Shelved closet
- Recessed light
- Ceiling fan w/light

LAUNDRY ROOM 12'0" X 11'1"

- Ceramic tile floor
- Glazed exit door to covered side porch
- Two windows
- White recess-panel wood wall & base cabinets w/laminate counters
- Whirlpool Duet washer & gas dryer
- Broom closet
- Alcove w/clothes pole
- Wall mounted coat hook rack
- Two ceiling lights

GARAGE

- Oversized finished 3-car
- Automatic door openers
- Double window & 4 additional windows
- Steps to Back Hall

MASTER SUITE

HALL

- Double door entry from Gallery Hall
- Wall-to-wall carpeting
- Two large custom fitted walk-in closets
- Linen closet
- Recessed lighting
- Access to Sitting Room & Master Bath
- Wide cased portal to Master Bedroom

MASTER BEDROOM 17'1" X 17'0"

- Wall-to-wall carpeting
- Tray ceiling
- Triple window w/transoms & custom Roman shades
- Recessed lighting
- Ceiling fan w/light
- Dual access w/pocket doors to Sitting Room

SITTING ROOM 12'8" X 11'4"

- Wall-to-wall carpeting
- Bay window & additional window w/custom Roman shades
- Recessed lighting
- Additional access from Hall
- MASTER BATH
- Beige marble floor & tub platform
- Cherry vanity & matching vanity/dressing table w/Corian tops, Kohler sinks, plate glass mirrors & overhead lighting
- Jetted soaking tub w/handheld shower

- Glass enclosed green marble shower w/ built-in bench, additional handheld shower, corner shelving & ceiling light/exhaust fan
- Water closet w/window & ceiling light/exhaust fan
- Three double windows w/pleated shades
- Linen closet
- Recessed lighting

SECOND FLOOR

HALL

- Landing for main staircase w/ banister overlooks to Foyer
- Hardwood flooring
- Open back staircase to Hearth Room
- Large walk-in storage closet w/ access to additional storage area
- Double linen closet
- Built-up crown molding
- Recessed lighting
- Walk-in access to large unfinished attic space w/3 windows & great finish potential
- Pull-down stairs to attic

BEDROOM #2 16'2" X 14'0"

- Wall-to-wall carpeting
- Two windows w/custom shades flanked by custom built-in bookcases
- Large custom fitted walk-in closet
- Ceiling fan w/light
- Private Bath

BATH

- Ceramic tile floor & tub surround to ceiling
- Vanity/dressing table w/solid surface top & seamless sink, plate glass mirror & overhead lighting
- Tub/shower combination w/recessed light
- Two windows w/custom shades
- Linen closet
- Exhaust fan

BEDROOM #3 19'1" X 15'7"

- Wall-to-wall carpeting
- Wide dormer alcove w/double window
- Four custom built-in knee-wall bookcases
- Recessed lighting
- Passage to private Bath w/triple transom window
- BATH
- Ceramic tile floor & shower stall walls to ceiling w/'rope' trim
- Vanity w/solid surface top & seamless sink, plate glass mirror & overhead lighting
- Shower stall w/glass door & recessed light
- Walk-in closet
- Exhaust fan
- Additional access from Hall

BEDROOM #4 14'1" X 11'6"

- Wall-to-wall carpeting
- Double window w/pleated shade
- Double closet
- Linen closet
- Ceiling fan w/light
- Access to Shared Bath

BEDROOM #5 15'2" X 13'5"

- Wall-to-wall carpeting
- Triple window
- Double closet
- Recessed lighting
- Ceiling fan w/light
- Access to Shared Bath

SHARED BATH

- Divided
- Ceramic tile floor & tub surround
- Full width double vanity w/solid surface top & seamless sinks, plate glass mirror & overhead lighting
- Tub/shower combination
- Ceiling light/exhaust fan

LOWER LEVEL

HALL

- Wall-to-wall carpeting including staircase
- Two double closets
- Custom fitted walk-in storage closet
- Additional closet
- Recessed lighting
- Flows to Recreation Room

RECREATION ROOM 34'5" X 23'6"

- Wall-to-wall carpeting w/ceramic tile at exit door & kitchenette
- Kitchenette/wet bar w/oak base & wall cabinets, open storage shelving, laminate counters, stainless steel sink, KitchenAid icemaker, U-Line bar refrigerator, GE Profile dishwasher & under-cabinet lighting
- All wet bar appliances 'as-is'
- Exit door w/9-pane window
- Recessed lighting
- Wall cabinet w/electric service panel
- Closet
- Closet w/sump pump
- Access to unfinished storage room w/ HVAC unit #3 w/gas heat & humidifier
- Access to unfinished storage room w/well water tank & water conditioning salt system

MEDIA ROOM 19'0" X 12'5"

- Wall-to-wall carpeting
- Recessed lighting
- Surround sound
- Shelved closet
- Closet w/sump pump

BATH

- Ceramic tile floor
- Vanity w/solid surface top & seamless sink, plate glass mirror & recessed light
- Tub/shower combination
- Ceiling light/exhaust fan

UTILITY/STORAGE ROOM #1

- Unfinished
- AO Smith gas-fired water heater
- Lennox HVAC unit #1 w/gas heat, Aprilaire humidifier & air cleaner
- Central vacuum system
- Electric service panels
- Home media panels
- Tremendous storage capacity

UTILITY/STORAGE ROOM #2

- Unfinished
- Bryant HVAC unit #2 w/gas heat, Aprilaire humidifier & air cleaner
- Storage area

EXTERIOR

- Custom built by Benhoff Builders
- Hardiplank siding w/stone accents
- Asphalt shingle roof w/gutter helmet
- JELD-WEN Norco windows & doors
- Guest parking pad w/stone garden walls & steps to main entry w/tread lighting
- Covered front porch on stone façade at main entry
- Covered side porch w/access to Laundry Room
- Lothorian heated in-ground pool w/ hot tub, waterfall & stone accent walls
- Aggregate concrete patios, pool decking & sidewalks
- Back yard enclosed w/3-board fencing w/wire mesh
- Large parking pad at Garage w/stone garden wall w/tread lighting
- Professionally landscaped & maintained
- Total 2.12 partially wooded acres in secluded Falls Road Corridor community of Ivey Trace

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