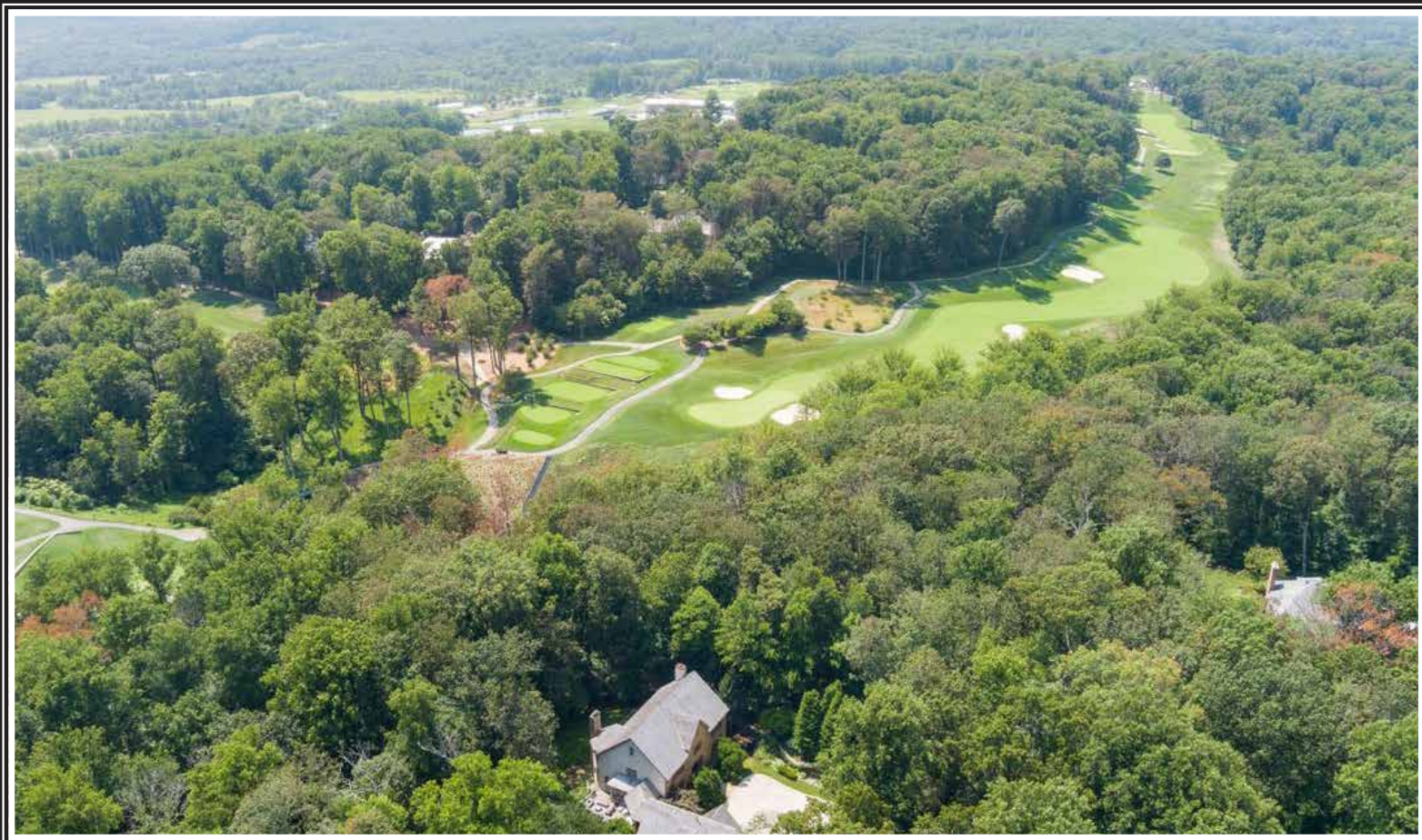


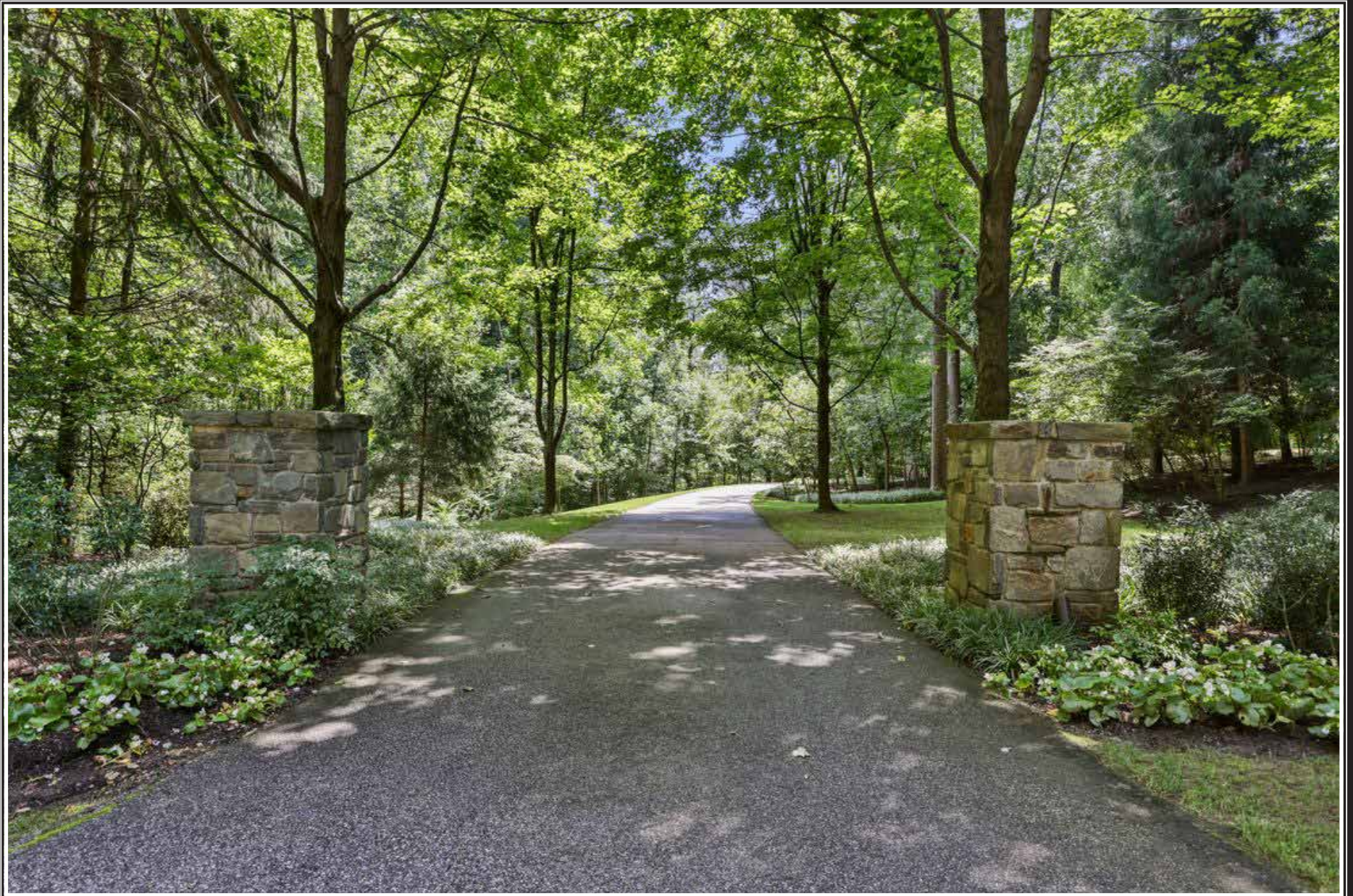
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CHRISTIE'S
INTERNATIONAL REAL ESTATE



3137 BLENDON ROAD

CAVES VALLEY GOLF CLUB



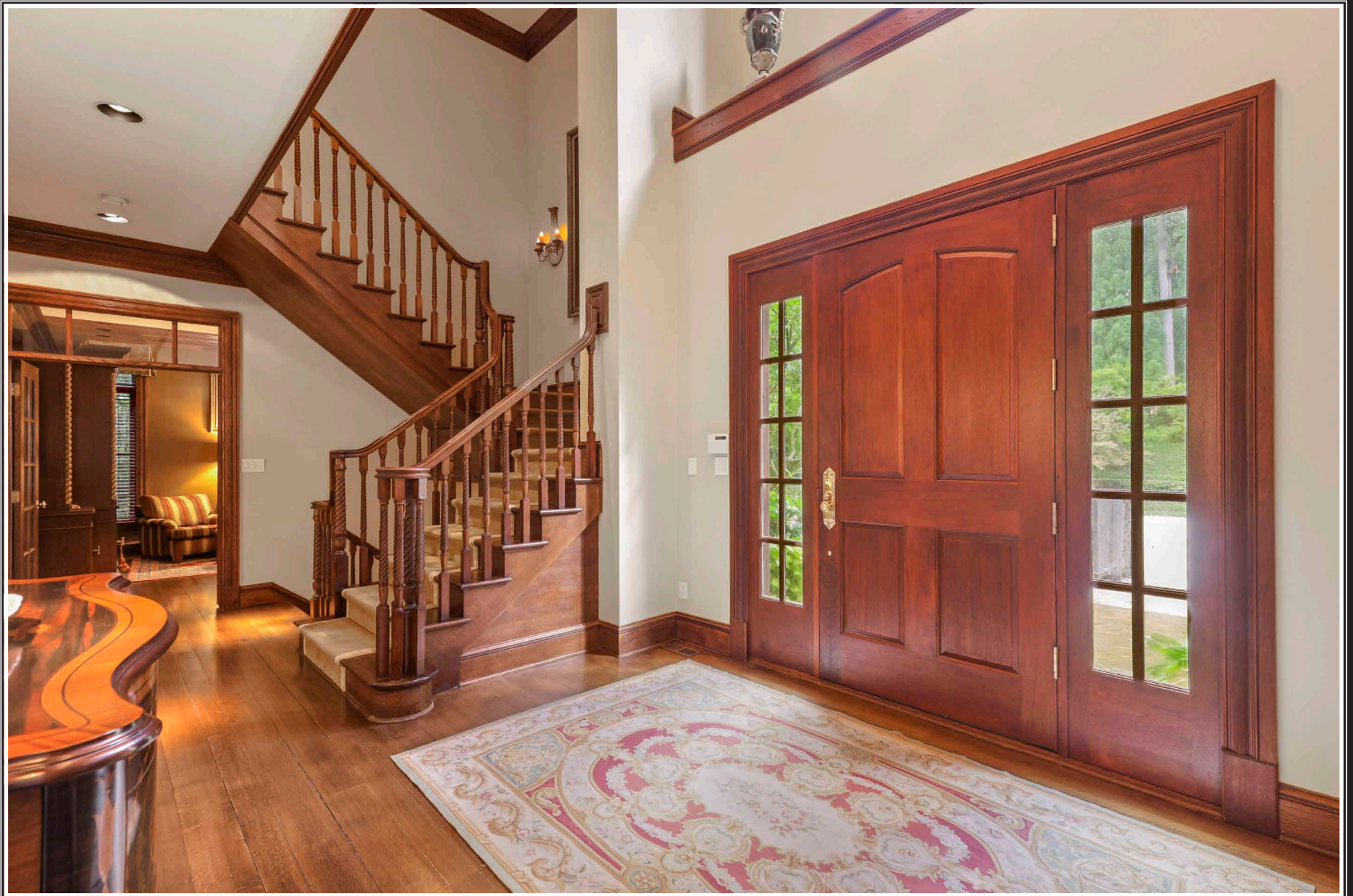


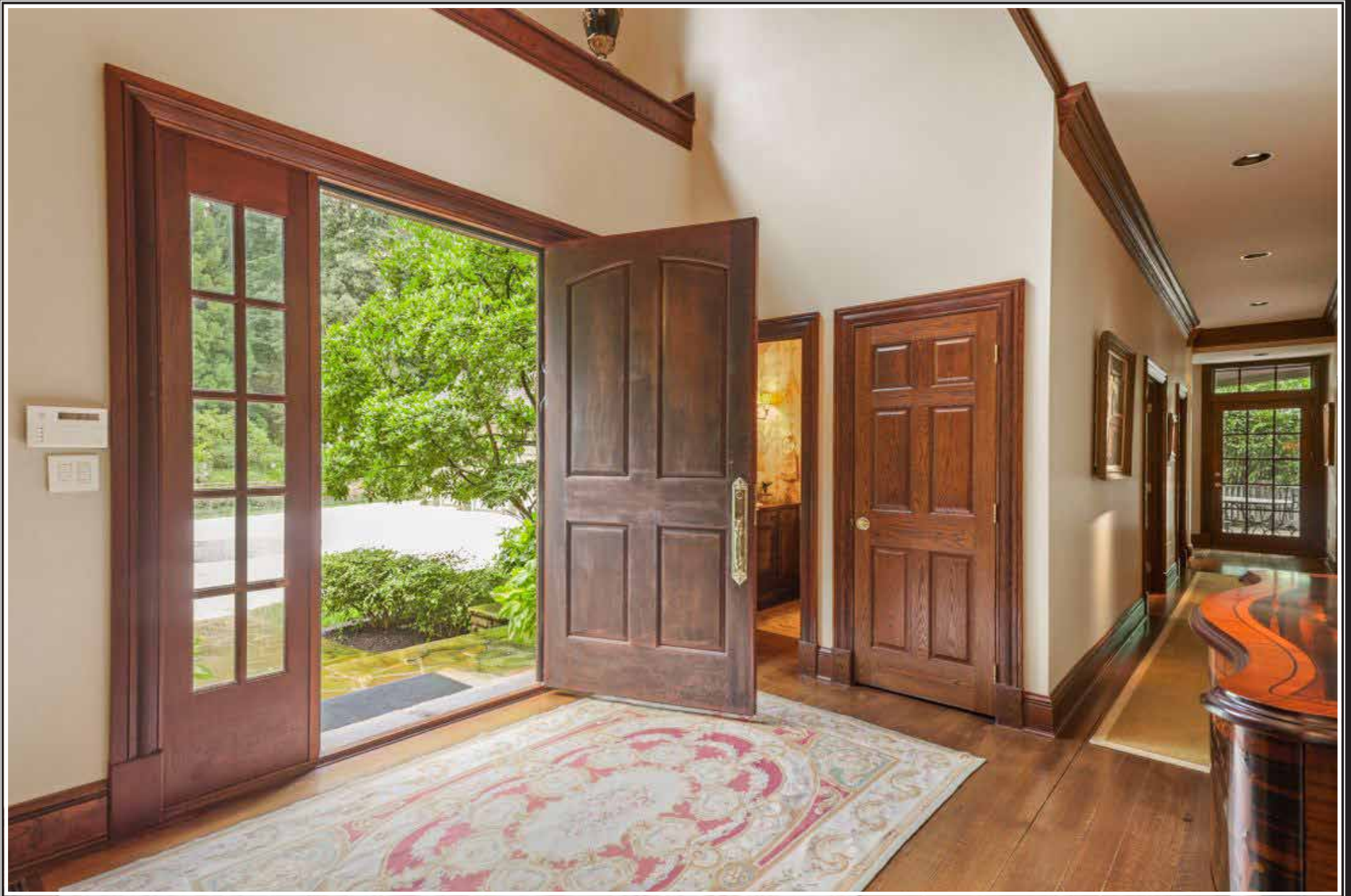






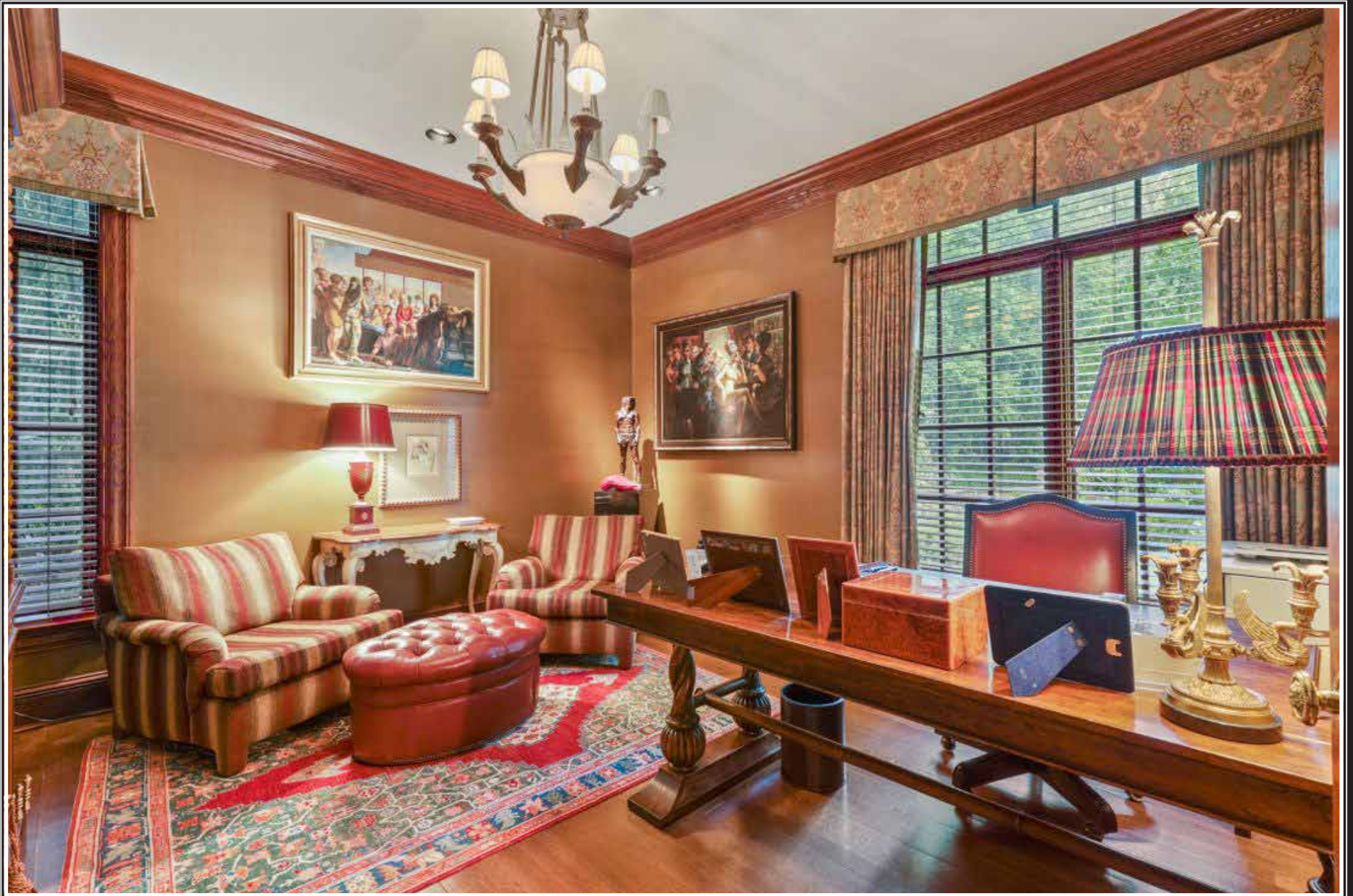


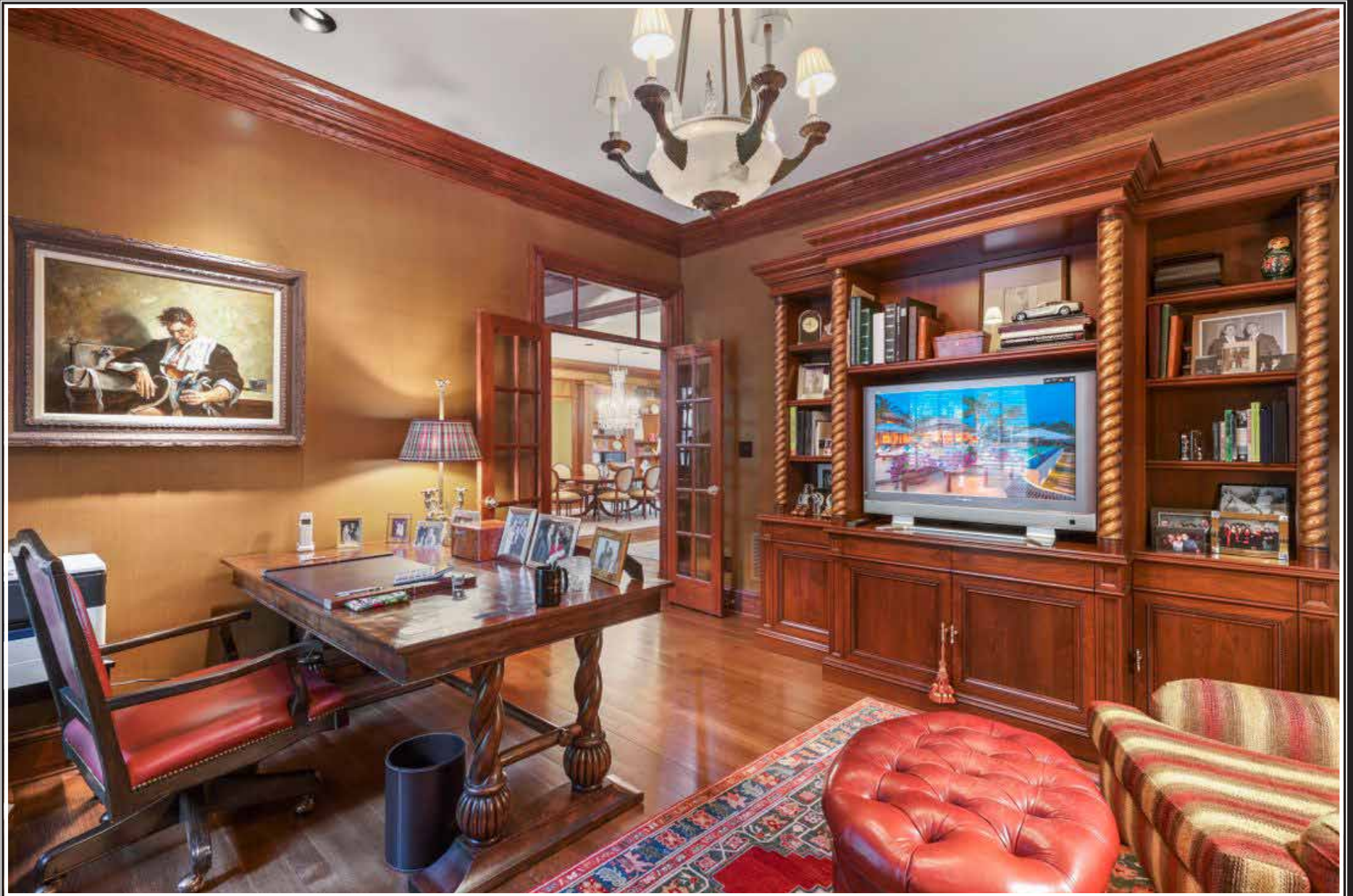






























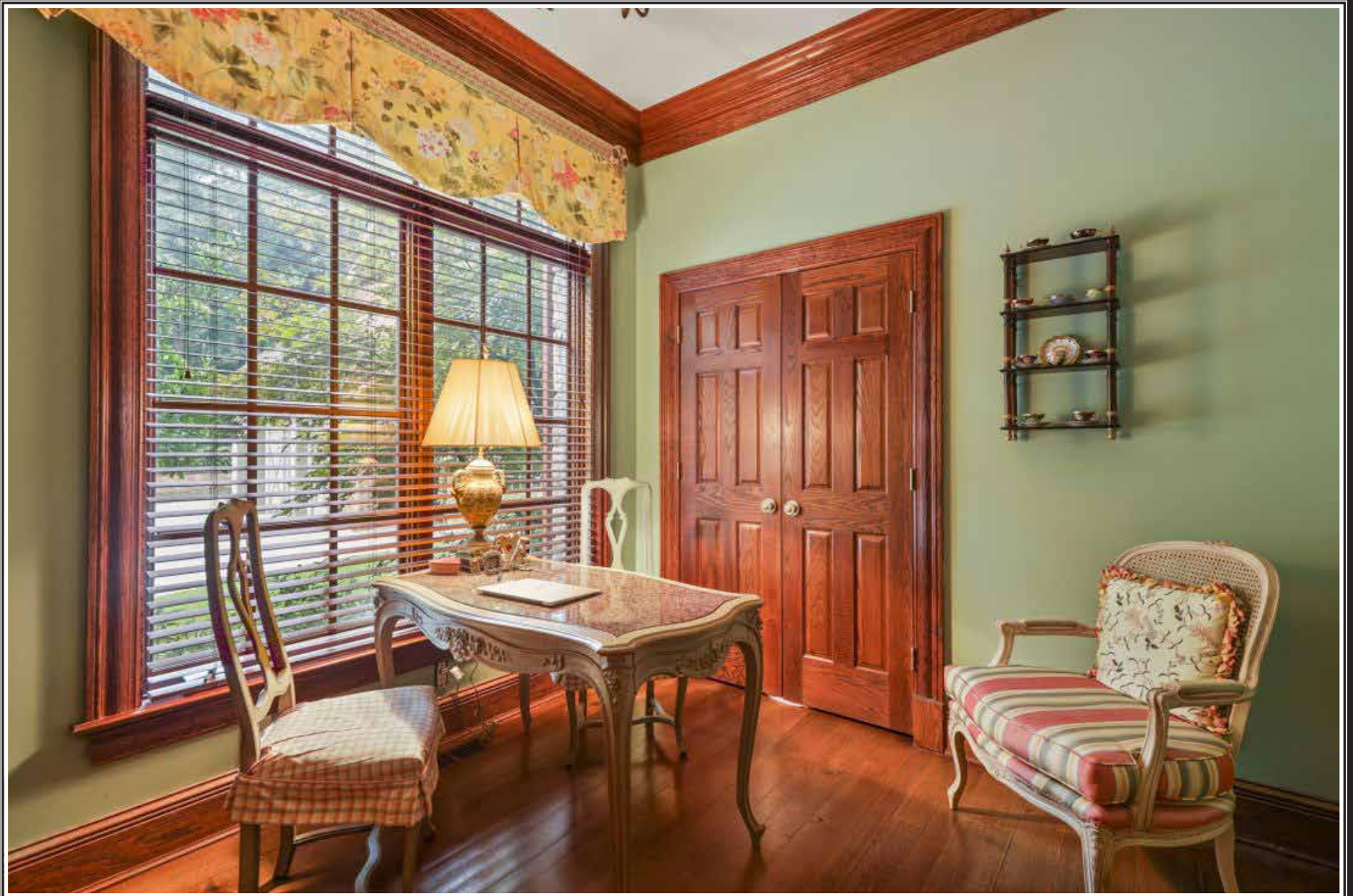




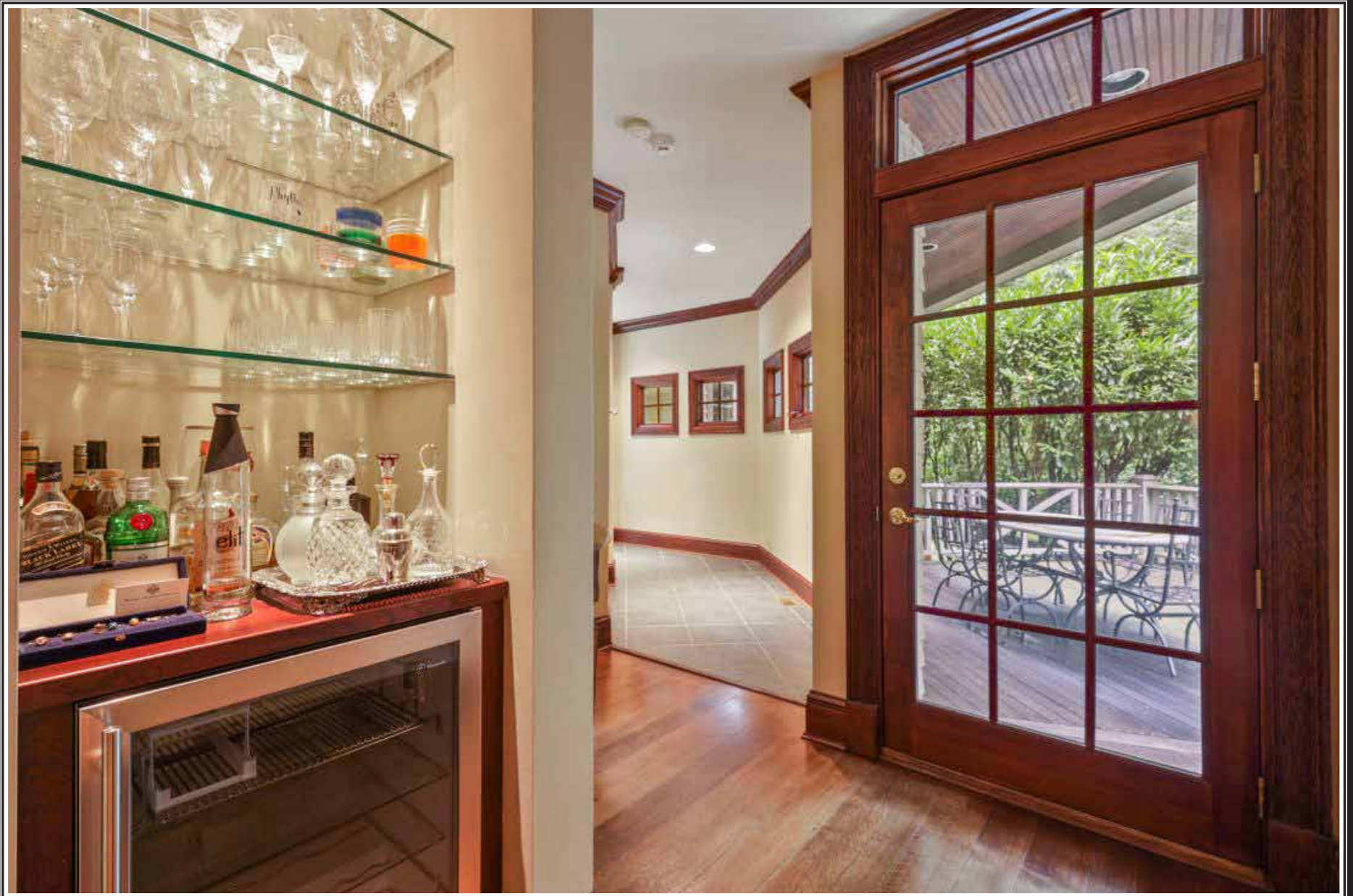


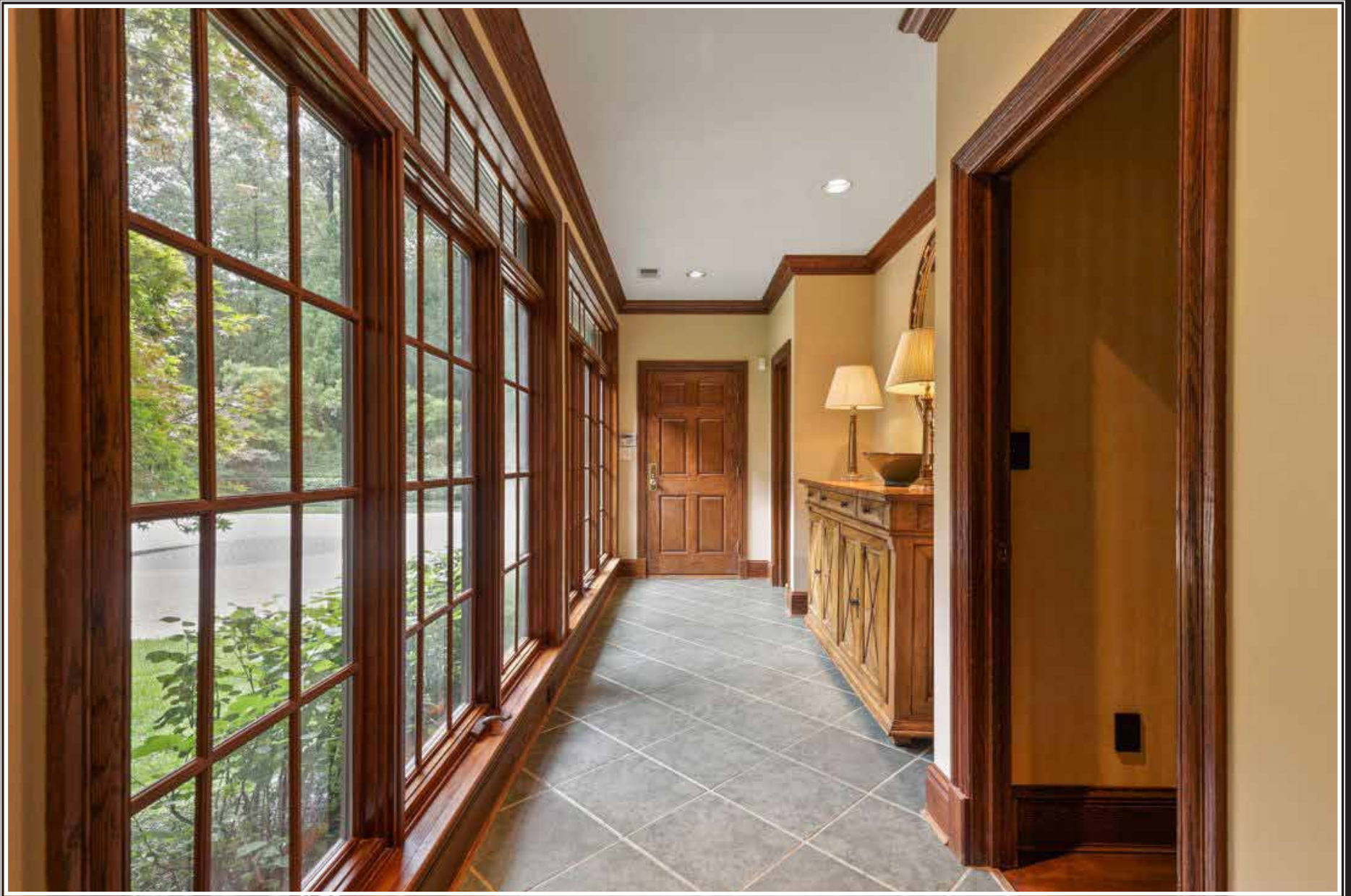


















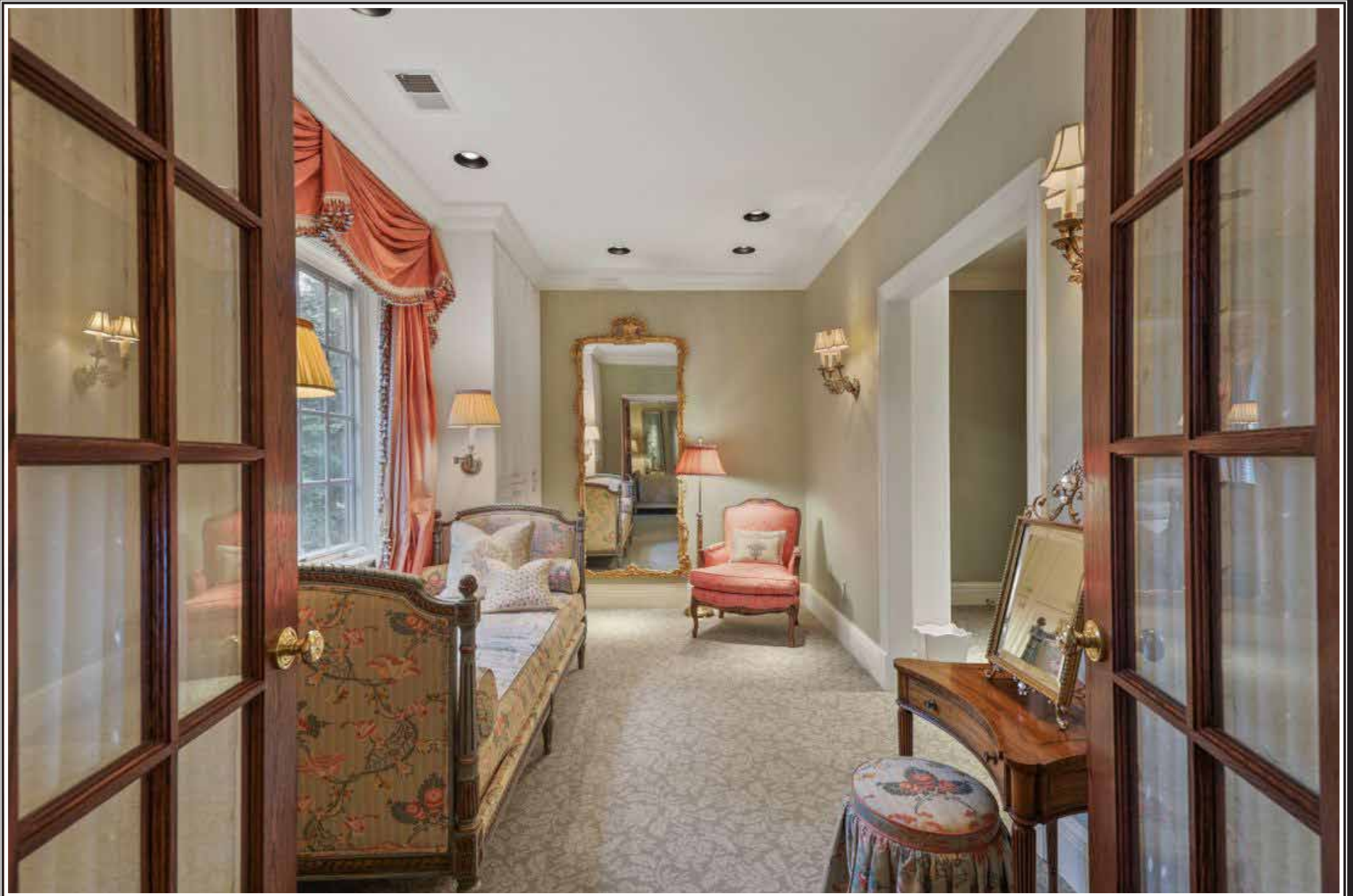




















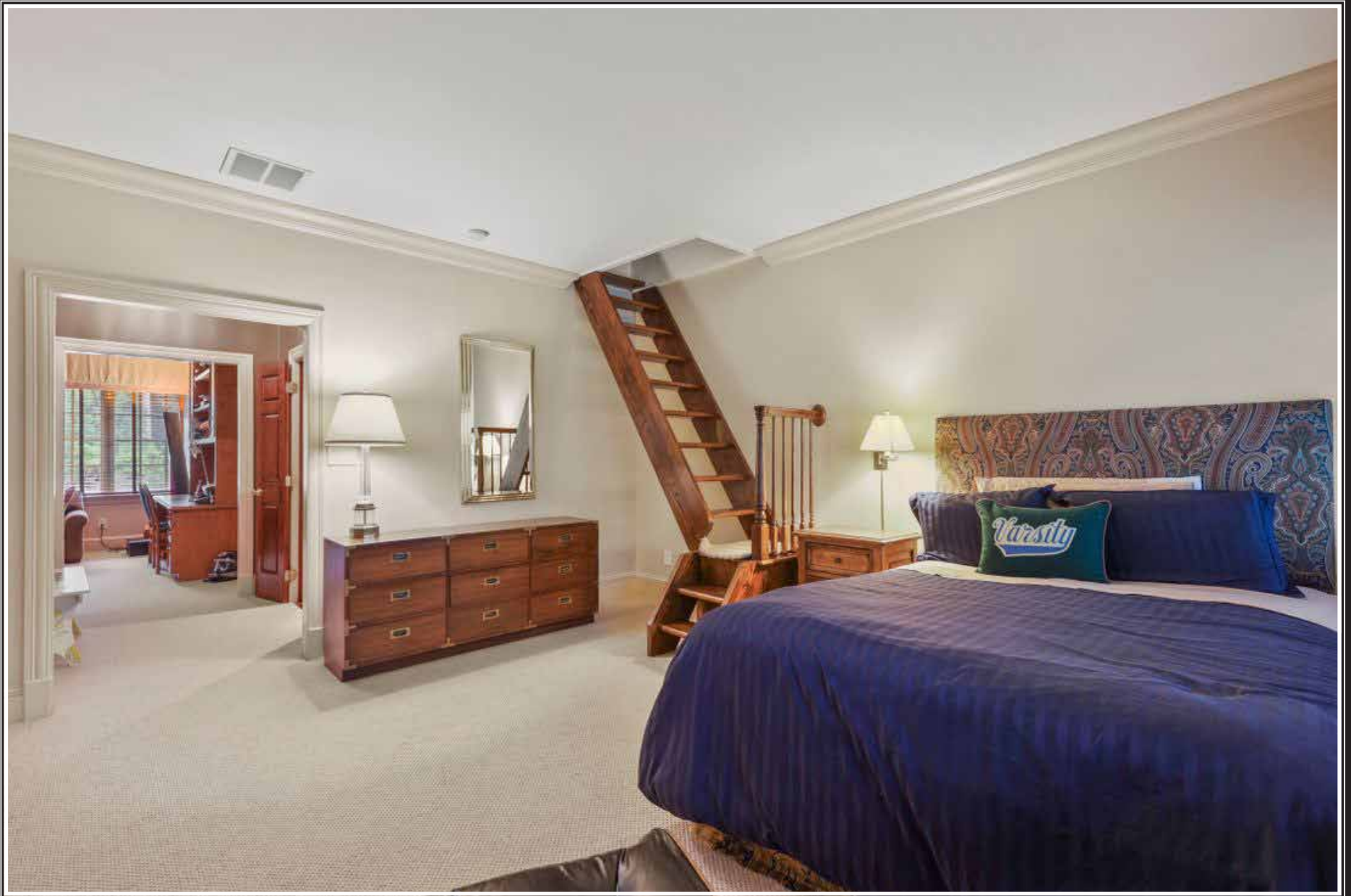






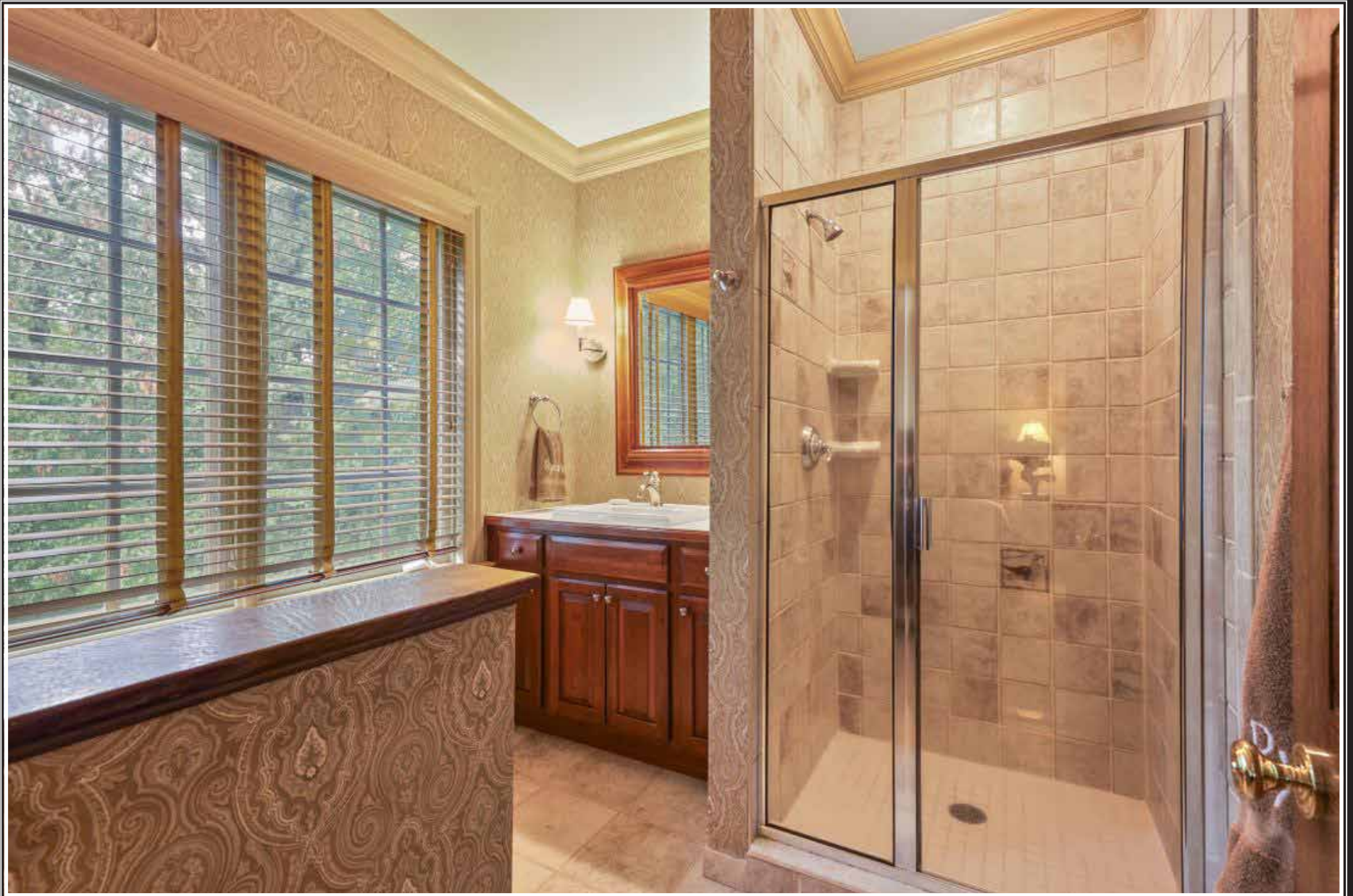




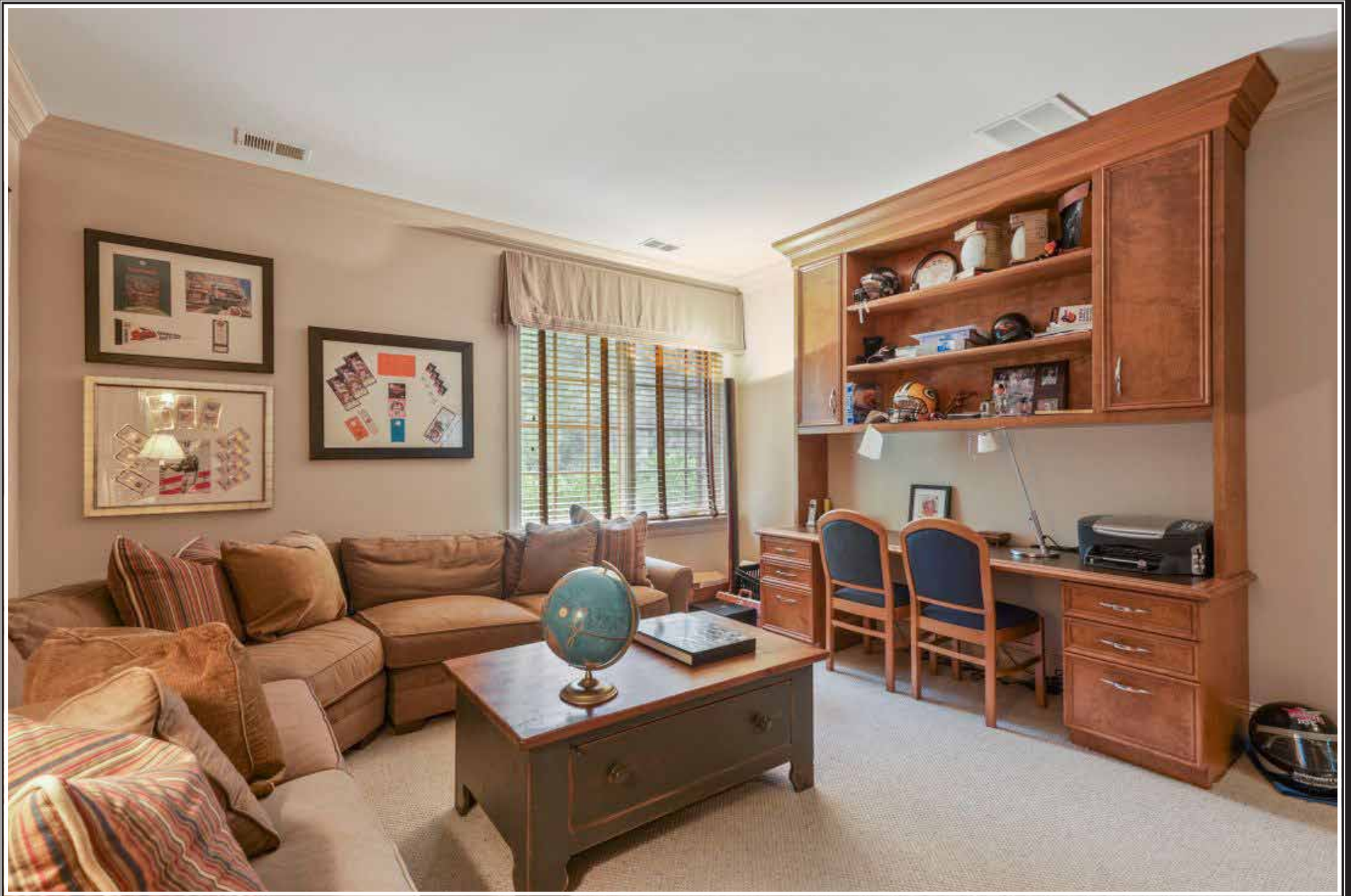


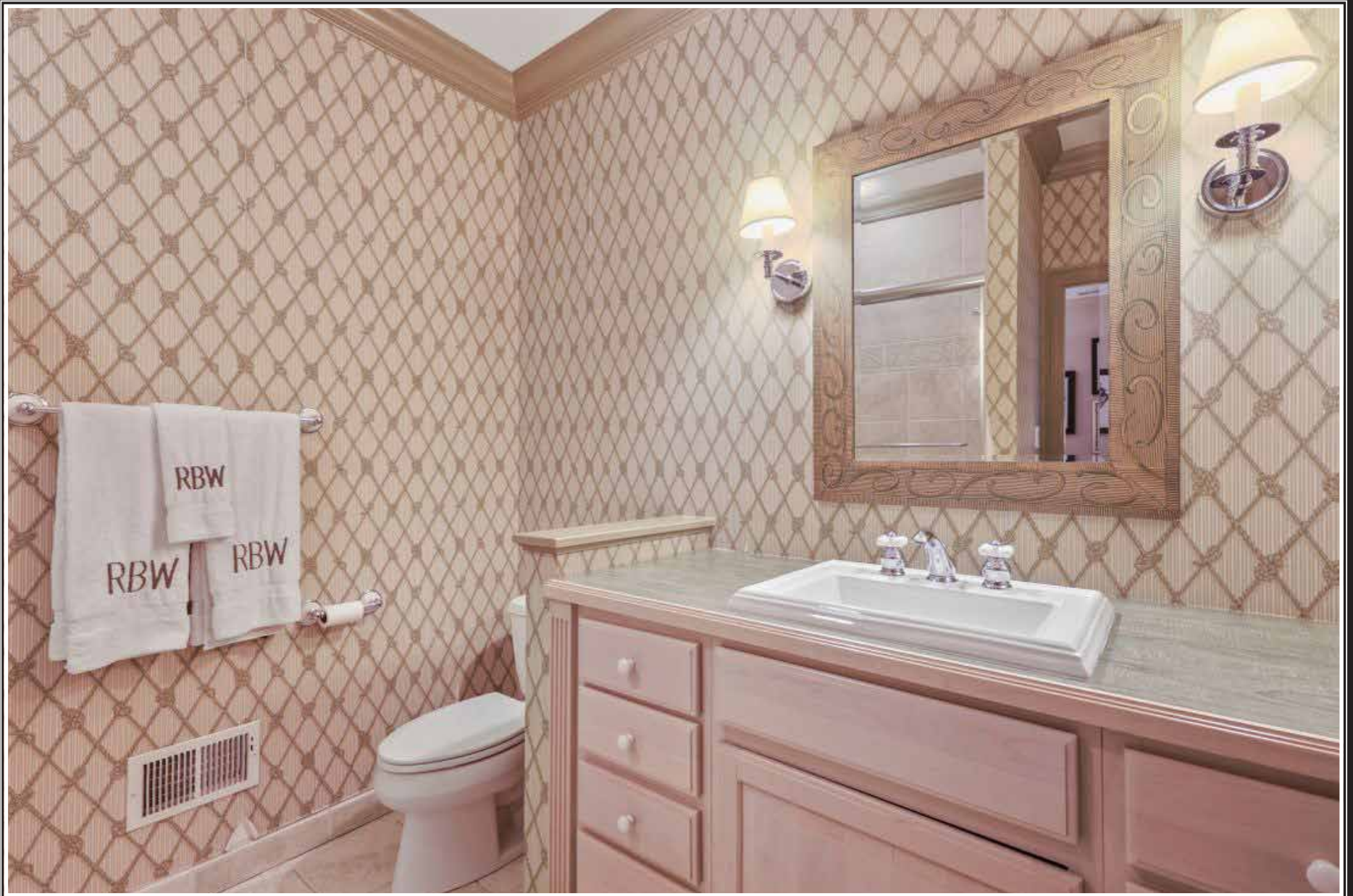














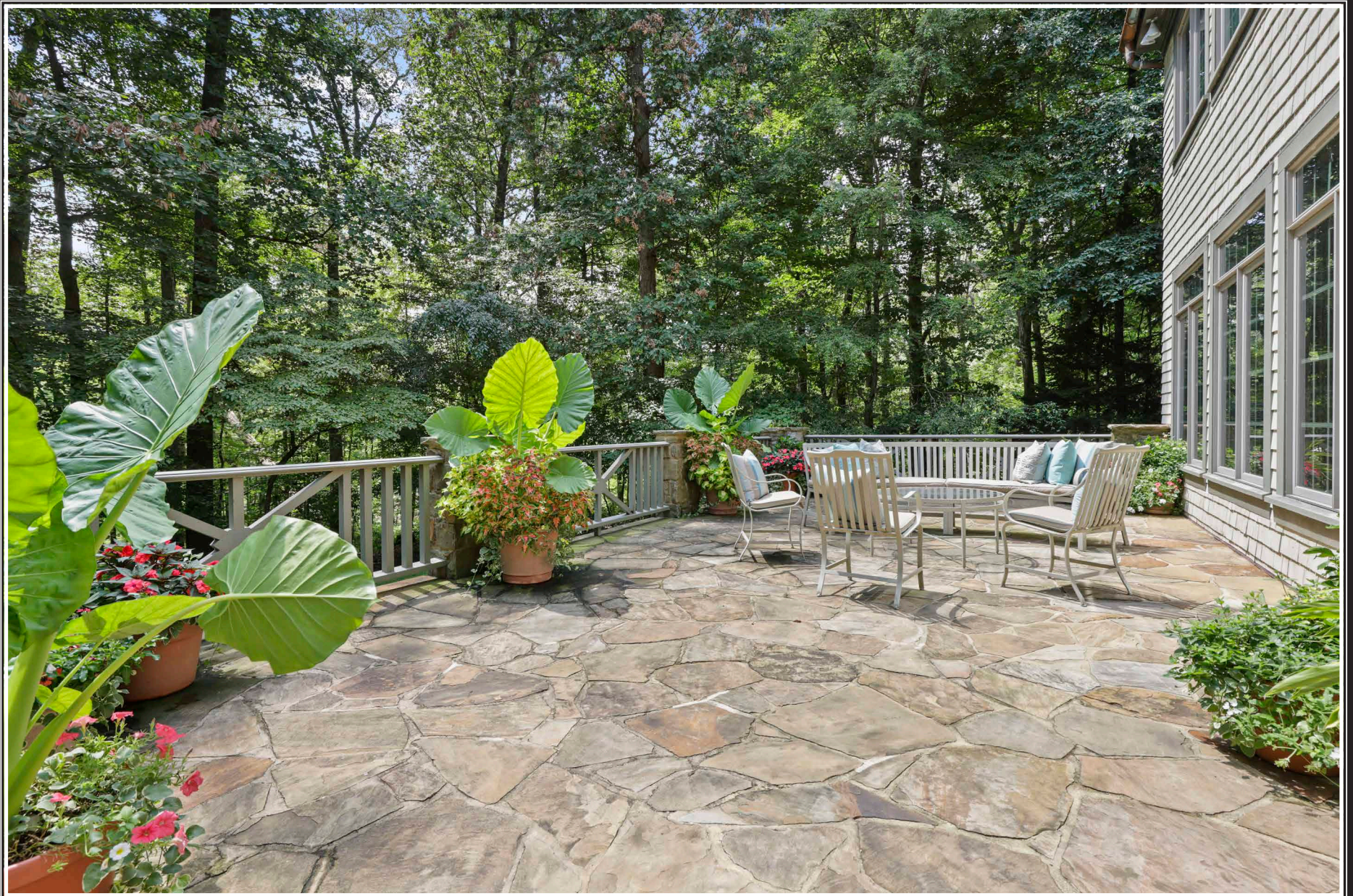


























FEATURES

FOYER 23'0" X 11'9"

- Paneled cherry entry door with matching sidelights
- Two-story with vaulted ceiling in entry area
- Random width quarter-sawn oak flooring
- Open oak staircases with hardwood handrails, turned spindles and carpet runner to upper level and lower level
- Double window on display ledge above entry door
- Powder Room with random width quarter-sawn oak flooring, chest vanity, double wall sconce lighting with shades, built-up crown molding and exhaust fan
- Built-up crown molding
- Bronze finish 15-light chandelier with shades
- Recessed lighting
- Closet
- Flows to Hall
- Wide cased portal to Living/Dining Room
- French doors to Study

STUDY 14'2" X 14'0"

- Random width quarter-sawn oak flooring
- Double window and additional window with transoms, plantation blinds and custom window treatments
- Built-up crown molding
- Alabaster 6-light chandelier with shades
- Recessed lighting

LIVING/DINING ROOM

37'0" X 23'1"

- Random width quarter-sawn oak flooring
- Oak fluted pilasters framing all 4 walls
- Oak paneled chimney wall with fluted pilasters, oversized wood burning fireplace, mantel shelf, granite surround and hearth
- Three large double windows with transoms
- Two widows with transoms and custom drapery treatments flanking fireplace
- French doors with transom in Dining Room

- area to stone terrace
- Built-up oak crown molding
- Oak wainscot
- Seven built-in full-length bookcases framed with fluted pilasters in Dining Room area
- Vintage Baccarat crystal chandelier-negotiable
- Recessed lighting
- Picture lighting above bookcases
- Access to Kitchen

KITCHEN 30'0" X 13'5"

- Random width quarter-sawn oak flooring
- Cherry raised-panel wood cabinetry including island/breakfast bar, glass door cabinets, 2 appliance garages, pot-pan drawers, open basket-tray shelving, tray cabinet, pull-out trash/recycle bins, dovetailed drawers and matching crown trim
- Granite counters and backsplashes
- Sub-Zero refrigerator with matching front panels
- Viking stainless steel commercial grade 6-burner gas range with griddle, 2 ovens, warming shelf and stainless steel backsplash
- Range vent with lighting in custom hood to ceiling
- Two Bosch dishwashers with matching front panels
- Stainless steel undermount double sink with Insinkerator disposal
- Stainless steel undermount prep sink with instant hot water dispenser
- Breakfast area with 4-casement window with transom and custom valence and glazed door with transom to Deck
- Built-up crown molding
- Recessed lighting
- Under-cabinet lighting – as is
- Triple pendant light with shades above island
- Bronze finish 6-light chandelier with shades in breakfast area
- Dual access to Hall

- Open flow through columns to Family Room

FAMILY ROOM 25'0" X 17'0"

- Random width quarter-sawn oak flooring
- Beamed ceiling
- Stone chimney wall with oversized wood burning fireplace, stone mantel shelf and hearth
- Two double windows flanking fireplace and 3 additional windows with transoms
- Recessed lighting
- Wired for surround sound

HALL

- Random width quarter-sawn oak flooring
- Flows from Foyer
- Dual access to Kitchen
- Alcove with wine cooler and glass shelving
- Walk-in pantry closet
- Glazed door to Deck
- Built-up crown molding
- Recessed lighting
- Access to Back Hall
- French doors to Office

OFFICE 12'0" X 9'6"

- Random width quarter-sawn oak flooring
- Double window with transom, plantation blind and custom valence
- Built-up crown molding
- Shelved double closet
- Metal 'flower basket' 6-light chandelier with shades

BACK HALL

- Stone finish ceramic tile floor
- Three large triple windows with transoms
- Seven additional windows
- Crown molding
- Recessed lighting
- Exit door covered pass-through driveway with access to Garage
- Access to Guest Suite
- Access to Laundry/Mudroom

LAUNDRY/MUDROOM

- Stone finish ceramic tile floor
- Mudroom area with double closet, wall mounted coat hook rack
- Storage cabinets
- Base cabinet with stainless steel sink
- Maytag stack washer and dryer unit
- LG refrigerator
- Ceiling lights

GUEST SUITE

SITTING ROOM 17'0" X 11'4"

- Random width quarter-sawn oak flooring
- Double window and additional window with plantation blinds and custom drapery treatments
- Crown molding
- Closet

- Open oak staircase to Bedroom
- Private Bath

BATH

- Stone finish ceramic tile floor
- Beadboard wainscot
- Vanity with framed mirror and wall sconce lighting with shades
- Jetted tub/shower combination with ceramic tile surround to ceiling, ceiling light and glass doors
- Window with plantation blinds
- Crown molding

BEDROOM

22'0" X 20'0" (IRREGULAR)

- Wall-to-wall carpeting
- Double window with custom drapery treatment
- Closet

- Recessed lighting
- Additional seating area

SECOND LEVEL

HALL

- Random width quarter-sawn oak flooring
- Landing for staircase with banister overlook to Foyer
- Vaulted ceiling above main entry with gable window
- Natural light from double window above main entry
- Built-up crown molding
- Two crystal wall sconce lights on staircase mid-landing
- Two double wall sconce lights with shades
- Recessed lighting
- Illuminated wall niche
- Double doors to vestibule for Bedroom 2 and Bedroom 3
- Double doors to Primary Suite

PRIMARY SUITE

HALL

- Wall-to-wall carpeting
- Water closet with Random width quarter-sawn oak flooring, recessed light and exhaust fan
- Built-up crown molding
- Recessed light
- Passage to Dressing Room 2 with 2 linen closets and ceiling light
- Double doors to Primary Bath
- Cased portal to Primary Bedroom

PRIMARY BEDROOM

25'0" X 19'0"

- Wall-to-wall carpeting
- Gas fireplace with cast stone mantel, slate surround and hearth
- Two double windows and 2 additional windows with custom drapery treatments
- Built-up crown molding
- Recessed lighting



- Built-in TV console – console as is; new TV included
- French doors to Dressing Room 1

DRESSING ROOM 1

23'1" X 15'4"

- Divided
- Wall-to-wall carpeting
- Seating area with built-in custom wardrobe cabinetry flanking double window with custom drapery treatment and 2 swing-arm lamps excluded
- Custom fitted wardrobe cabinetry including marble-top island, open closets, shoe shelving, open shelving, drawers and closet with mirrored doors
- Crown molding
- Recessed lighting
- Two triple wall sconce lights with shades
- Brass 6-light chandelier with shades above island excluded
- Additional access from Hall

DRESSING ROOM 2 15'8" X 14'5"

- Wall-to-wall carpeting
- Custom fitted wardrobe cabinetry including granite-top dresser, open closets, show shelving, open shelving, drawers and tie racks
- Double window with plantation blind and custom valence
- Ceiling lights
- Access to laundry Room

PRIMARY BATH 18'0" X 12'0"

- Random width quarter-sawn oak flooring
- Matching vanities each with marble top, Kohler sink, framed plate glass mirror and double wall sconce lighting with shades
- Jetted soaking tub in oak platform with handheld shower
- Stone finish ceramic tile shower stall with built-in bench, additional handheld shower, ceiling light/exhaust fan and glass door enclosure
- Large built-in medicine cabinet matching vanities
- Double window with shade and custom valence
- Crown molding

- Recessed lighting
- Heat lamp

BEDROOM 2 15'9" X 13'0"

- Wall-to-wall carpeting
- Two double windows with plantation blinds and custom valences
- Crown molding
- Open oak staircase to Loft
- Walk-in closet
- Private Bath

LOFT 23'0" X 16'0"

- Wall-to-wall carpeting
- Wall mounted shelving
- Window
- Recessed lighting
- Access to unfinished Attic

BATH

- Stone finish ceramic tile floor and shower stall
- Vanity with Kohler sink, framed mirror and wall sconce lighting with shades
- Shower stall with ceiling light and glass door
- Double window with plantation blind
- Crown molding

BEDROOM 3 14'3" X 14'0"

- Wall-to-wall carpeting
- Custom built-in desk with upper bookcase and cabinets, base cabinets and file drawers
- Custom built-in full-length bookcase
- Double window and additional window with plantation blinds and custom valences
- Crown molding
- Swing arm lamp
- Private Bath

BATH

- Stone finish ceramic tile floor and tub surround to ceiling
- Vanity with Kohler sink, framed mirror and wall sconce lighting with shades
- Jetted soaking tub/shower combination with ceiling light and glass doors
- Window with plantation blind
- Crown molding

LAUNDRY ROOM

9'10" X 9'0"

- Stone finish ceramic tile floor with curb at washer/dryer
- Base cabinet with utility sink
- Wall mounted shelving
- Maytag Bravos XL washer and dryer
- Cabinet with mini-refrigerator
- Crown molding
- Ceiling lights
- Access to Primary Suite

LOWER LEVEL

RECREATION ROOM 33'0" X

22'10" (IRREGULAR)

- Open oak staircase from Foyer
- Wall-to-wall carpeting
- Wet bar with antique front panel, beadboard base cabinet and open shelving, granite counter, undermount prep sink and Danby under-counter refrigerator
- Billiard lamp with shades
- Recessed lighting
- Crown molding
- Access to full Bath
- Double doors to Bonus Room
- Leaded glass double window to Game Room
- Wide cased portal to Media Room

MEDIA ROOM 27'0" X 12'9"

- Wall-to-wall carpeting
- Built-in entertainment center with storage cabinets, speaker cabinets, electronics cabinet, open shelving and large TV niche with Mitsubishi TV
- Built-in surround sound
- Wall sconce up-lighting
- Recessed lighting
- Closet with sump pump
- Open flow through columns to Game Room

GAME ROOM 24'0" X 16'0"

- Wall-to-wall carpeting
- Stone chimney wall with gas fireplace, stone

- mantel shelf and hearth
- Crown molding
- Wall sconce up-lighting
- Two double wall sconce lights with shades
- Recessed lighting

BONUS ROOM 21'7" X 13'1"

- Double door entry
- Wall-to-wall carpeting
- Crown molding
- Ceiling lights

BATH

- Stone finish ceramic tile floor and tub surround
- Vanity with framed mirror with wall sconce lighting with shades
- Tub/shower combination with ceiling light and custom shower curtain
- Exhaust fan

UTILITY ROOM 1

- York HVAC unit with gas heat, humidifier and electronic air cleaner
- Bradford White gas-fired water heater- 2021
- Well water tanks and treatment system
- Built-in storage shelving

UTILITY ROOM 2

- AO Smith gas-fired water heater
- Electric service panels
- Onan transfer panels for standby generator
- Home media
- Storage shelving

EXTERIOR

- Custom built luxury home in stone and cedar shake siding
- Cedar shake roof with copper gutters and downspouts
- Pea gravel motor court with paver block central medallion, border gardens, stone garden walls with fountain and stone walkway to main entry
- Stone walkway with stone steps to covered stone porch at main entry

- Ipe hardwood Deck with wood railings, covered porch, hot tub, dual access to house and steps to stone Patio
- Ground level stone Patio with steps to stone Terrace
- Elevated stone Terrace with stone posts and wood railings and access from Living/ Dining Room
- Standby generator
- Very private setting, professionally landscaped 3.75 acres in the Residences of Caves Valley Golf Club
- Landscape lighting
- Estate drive through stone posts
- Located adjacent to the 12th green

GARAGE

- Connected to house by barrel-vaulted driveway passthrough to motor court with wall sconce lighting and access doors to Garage and House
- Three-car
- Finished
- Automatic door openers
- Four windows with plantation blinds
- Two closets





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