

## New Listing Information Sheet

Address 11714 E Grand Pond Ct. / Grand Harbor

Subdivision	Grand Harbor, Montgomery County
Address	<u>11714 E Grand Pond Ct....CUL-DE-SAC LOT AT END OF THE STREET! WOODED HALF ACRE LOT</u>
Listing Price	\$ 394,500
Square footage	2800 sq. ft. approximately
Description	One story - <u>5 bedrooms with 3 baths, PLUS Study</u> . Large living room with corner fireplace, and triple door unit with transom above. Three car garage. <u>NO siding</u> . 100% brick.
Home details	Open floor plan, with 10 foot ceilings throughout.  Kitchen has raised bar, and also an island, with gas cooktop. <u>Granite on kitchen counter tops, and also on all bathroom vanities, with under counter mount sink</u> .  Master bath has large soaker tub, shower with bench, and huge closet with shelves  <u>Extensive trim work</u> : Tall base in main living areas, wide door trim, and 2 piece crown moulding in main rooms.  Utility room with sink and broom closet. <u>TRANE 16 SEER equipment</u> . Large covered patio, with gas outlet for a grill.  Flooring allowance provided, so Buyer will be allowed to make flooring selections.

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