

# 11616 Princess Margaret - Crown Oaks - \$459,000

## Features List - MLS #71017812

- ❖ 1 acre lot with wooded back yard on Cul-de-sac road
- ❖ 3,133 sq ft approximately
- ❖ 4/5 bedrooms w/walk-in closets/4 full baths
- ❖ Solid wood front door, mature landscaping
- ❖ Beams in ceiling
- ❖ Open entry with formal dining and den
- ❖ Neutral granite countertops, KitchenAid stainless appliances, numerous custom kitchen cabinets, built-in microwave, travertine back splash, gas cook top, bar seating and undermount sink
- ❖ Culligan reverse osmosis whole home filtration system
- ❖ Spacious breakfast room overlooking back yard
- ❖ Coffered ceiling, recessed lighting, door to back porch in Primary Suite
- ❖ Large shower, jetted tub, granite counters, 2 sinks and walk-in closet with drawers and shelving in primary bath
- ❖ 10' or more ceilings, brick-patterned tile, crown molding throughout, ceiling fans
- ❖ Walk-in pantry and storage throughout the home
- ❖ Home is wired for surround sound, alarm system owned
- ❖ Built-ins in den for storage of equipment and built-ins in hallway
- ❖ Gaslog Fireplace/gas connections with wood mantel
- ❖ Double doors in den can open to the back yard for more entertaining opportunity and floor outlets that allow better staging of furniture.
- ❖ Extra bedrooms with closets and jack-and-jill bath, 4<sup>th</sup> bedroom could be study
- ❖ Huge game room w/shower bath and closet on 2<sup>nd</sup> floor
- ❖ Main floor utility w/sink, cabinetry, space for fridge, gas & electric dryer options
- ❖ Double pane insulated windows & insulated doors, radiant barrier, attic vents, solar screens
- ❖ Gutters, composition roof, exterior lighting
- ❖ Over-sized wide 3-car garage, water softener, garage door opener storage closets with shelves, sprinkler system
- ❖ Covered private back porch, pergola
- ❖ Home is full brick exterior
- ❖ Matching entry and formal dining sparkling chandeliers
- ❖ Property extend into woods approximately 30', giving plenty of room to build a pool or building



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