



406 Clear Spring

Features and Amenities

- New Construction Built in 2020 by Trinity Estate Homes
- 5,953 Square Feet, with plans by Rice Design
- Generous 15,650 SF Wooded Ravine Lot Close to Nottingham Forest Club and Terry Hershey Park
- 5 Generous Bedroom Suites (Master Down)
- Largest Secondary upstairs bedroom could be a 2nd Master Suite overlooking Beautiful backyard with Ravine.
- 5 Full Baths, Plus Powder Bath
- Transitional Modern with Clean Lines, Antique Slurry Brick, & Metal Roof details,
- Custom Oversized Iron & Glass front door
- Gas Lanterns, Custom Shutters, Custom wood garage doors, & Stained bead board ceilings, all detail the quality of this custom home.
- Oversized 2 car garage with Epoxy Floor, Motor Court, & Custom Paver driveway
- Elevated Front porch with Friend side entry & custom paver surfaces.
- Spacious Outside Veranda with Summer Kitchen (DCS Grill with Rotisserie), stained bead board ceilings, Designer ceiling fans, upgraded tile flooring, & Custom iron railings.

TRINITY ESTATE HOMES,

- Elevator Ready from Garage to Second Floor. Currently two spacious closets.
- 11 to 16 Foot Ceilings Downstairs
- Custom Hand Forged Iron Stair Railings
- Custom Beams in Kitchen
- Extensive White Oak Wood Floors Throughout with custom stain color.
- Beautiful oversized Gas Fireplace with custom tile surround.
- Wonderful open plan with expansive Glass overlooking backyard.
- Incredible open Island Kitchen with Thermador Appliance Package, Triple Window overlooking Front Porch, Gorgeous Natural Stone counters and backsplash, Custom Cabinets with storage features, & Farmhouse sink.
- Wonderful Study with French doors and deep storage closet. Tucked back location off of main living spaces.
- Extensive Custom Millwork and Cabinetry throughout.
- High End Finishes, including natural stone counters, upgraded tiles, natural stones, High End Hardware, & Upgraded Lighting (including LED bulbs).
- Stunning Powder Bath with custom mirror & lighting.
- Grand Master Suite with Cathedral ceilings, wood floors, and Triple wood windows overlooking Huge Ravine backyard & Tree's.
- Elegant Master Bath with upgraded tile finishes & accents, Free standing tub, oversized shower with frameless glass, Separate Vanities, Oversized Dressing vanity with abundance of built ins, all with High-End Finishes.

TRINITY ESTATE HOMES,

- Custom Master Closet, including: Dressing Mirrors, Custom woodwork, Built-ins, Shoe shelves, adjustable Shelving, & tons of drawers & Bulk Storage.
- Private Stackable Washer/Dryer Connections in Master closet
- Incredible back area off Kitchen, including: MUD room with custom built-ins, Great Storage Closets, generous sized computer area (file, drawers, printer storage, etc.). Wonderful window off of Front Porch area.
- Open Bar area off of Dining Room with great flow from main living areas to exterior Veranda & Summer Kitchen. Great for Entertaining. Custom Cabinetry, bar sink, Ice Maker, and Refrigeration.
- Upstairs main utility room with built-ins, drip/dry area, & and great storage/broom closet.
- Enormous Upstairs Game Room with great storage closets, including media equipment area.
- Incredible Secondary Bonus Room Upstairs with Custom Built-in Bar area. This would make a great Media Room, Home Office, Exercise Room, Kids Area, or even a 6th Bedroom Suite.
- Four generous Upstairs Bedroom Suites with private baths, walk-in closets with custom built-ins.
- 8 Foot cedar Fencing with top Cap & Trim, including Side Gates. Iron Fencing in back along Ravine.
- Full Rain Gutters with round downspouts connected to landscape drains.

TRINITY ESTATE HOMES,

- Professionally Designed Landscaping Package, including sprinkler system, retaining wall, and Engineered landscape drainage.
- Elevated Engineered Slab on grade, with Builder Piers.
- Home has a complete Pre-wire package with Smart Box. Includes Full alarm system with two key pads.
- Upgraded Foam Insulation for highest Efficiency. Batt-Insulation in all interior walls & mid floors.
- 2 Trane High Efficiency A/C systems, with media filters
- 30 Year High Definition Composition Roof
- Two Tankless Hot Water Heaters, with circulation pump.