



1323 HYDE PARK BLVD

Features & Amenities

 3 bedrooms

 3.5 bathrooms

 2,148 sq ft



THE PROPERTY

Classical Elegance meets Modern Sophistication in this move-in-ready Hyde Park/Montrose area home. Modern touches at every turn like updated bathrooms, newer roof & HVAC, new designer lighting & fans. The Fantastic Foyer with new flooring welcomes you & your guests inside. The first floor room has a built in study area & en-suite. Upstairs you're greeted by Soaring Ceilings & Fabulous flow from room to room. The handsome hardwoods are accentuated by all the natural light pouring in from beautiful windows with plantation shutters. The updated kitchen has new quartz countertops, new sink & faucet, & you'll love the modern backsplash. Curl up in front of the elegant Focal Fireplace with new designer marble surround. As you retire upstairs, you'll find your MASSIVE bedroom with high ceilings, a sitting area & 2 Cavernous Closets. An updated bathroom features an over-sized whirlpool tub & separate walk-in shower, & double sinks.



KEY FEATURES

- ✓ Newer Roof – 2 yrs
- ✓ Newer Furnace – 2 yrs
- ✓ Updated Designer Lighting
- ✓ Updated Designer Ceiling Fans
- ✓ New Hand Scratched Hardwood Floors Throughout
- ✓ New Entry Floor Tile
- ✓ New Fireplace Tile Surround
- ✓ Newer Lighting Fixtures
- ✓ Recessed Lighting
- ✓ Plantation Shutters
- ✓ Freshly Painted
- ✓ Crown Molding
- ✓ High Ceilings
- ✓ Built-In Bookshelves
- ✓ New Quartz Countertops
- ✓ New Glass Tile Backsplash
- ✓ New Cabinet Hardware
- ✓ Newer Faucets
- ✓ Gas Range with Convection Oven Options
- ✓ New Sinks in Kitchen & Primary Bathroom
- ✓ New Ceramic Tile Floor in Half Bath
- ✓ New Accent Tiles in Bathrooms
- ✓ Whirlpool Tub
- ✓ Tray Ceiling in Dining Room
- ✓ 2 Oversized Walk-In Closets in Master
- ✓ Built-In Desk
- ✓ LiftMaster Smart Garage Door System (Smartphone Controlability)
- ✓ Fridge, washer & dryer negotiable



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