

5663 Lyubar Dr. Features & Amenities

First Floor

Foyer:

- Front Door with Geometric Etched Glass Design
- Stationary Window, with Geometric Etched Glass Design, Adjacent to the Front Door
- 20"x20" Porcelain Tile Floors
- Picture Windows View the Tiled Patio Area & the Spacious Backyard
- Crown Molding
- Recessed Lighting
- Extended Baseboards

Den/Living Area: 15'5"x14'7"

- 2 Story Raised Ceiling
- 20"x20" Porcelain Tile Floors
- Large Picture Windows
- Quadrant of 4 Picture Windows
- Dual Half Arched Windows
- Crown Molding
- Recessed Lighting
- Ceiling Fan
- Pleated Shades

Den/Living Area Continued

- Extended Baseboards
- Flat Screen TV (Negotiable)*

Kitchen: 19'x10'

- Granite Kitchen Countertops
- Tile Backsplash with Natural Stone Inset
- Designer Grey Painted Shaker Style Cabinets, with Glazed Accent
- Island, with Breakfast Bar
- Triple Pendant Lighting Above the Island/Breakfast Bar
- Whirlpool Stainless Steel 4 Burner Gas Cooktop
- Electrolux Stainless Steel Double Ovens
- Thermador Stainless Steel Dishwasher
- LG Stainless Steel French Style Refrigerator, with Pull Out Separate "Custom Chill" Drawer & Pull Out Freezer (Remains)*
- Faucet with Pull Out Spray

Kitchen Continued

- Walk-in Pantry
- Recessed Lighting
- Crown Molding
- Pleated Shades
- 20"x20" Porcelain Tile Floors

Dining Room: 16'6"x10'

- Large Picture Window & Side Window view the Spacious Backyard
- Recessed Lighting
- Crown Molding
- Ceiling Fan
- Pleated Shades
- Patio Door (located between the Dining Area & the Living Area), with Geometric Etched Glass Design, opens to the Tiled Patio Area & the Spacious Backyard
- Window Screens for (UV Light Reduction) Protect the Backyard Artificial Turf & help to lower the Interior Ambient House Temperature*
- 20"x20" Porcelain Tile Floors

Study/Flex Room: 16'8"x13'

- Double Door Entry
- Windows View the Spacious Backyard
- Recessed Lighting
- Ceiling Fan
- Hardwood Floors
- Extended Baseboards

Second Bedroom: 10'9"x10'7"

- Hardwood Floors
- Clothes Closet
- Extended Baseboards
- Adjacent to the 1st Floor Full Bath

1st Floor Full Bath:

- Pedestal Sink
- Full Tub/Shower with Tile Surround
- Separate Vanity Area with Built-in Cabinets Below
- Art Niche
- 20"x20" Porcelain Tile Floors
- Extended Baseboards

Half Bath:

- Faux Stone Lavatory
- Brushed Nickel Faucet
- Brushed Nickel Flush Mount Light Fixture
- 20"x20" Porcelain Tile Floors
- Extended Baseboards
- Half Bath is Located off of the Kitchen & the Dining Area

Mud Room:

- Mud Room Area with Built in Bench & Hooks (Above) for Storage of Backpacks, Purses, etc.,
- Mud Room Area is Located Opposite the Half Bath

Laundry Room: 7'11"x7'10"

- Shaker Style Cabinets
- Utility Closet
- Folding Counter (with Drawers & Cabinets)
- 20"x20" Porcelain Tile Floors
- Pocket Door Between the Laundry Room & the Kitchen Area
- Kenmore Elite Full Size Front Loading Washer & Dryer (Negotiable)*

Second Floor

Master Bedroom: 16'5"x13'6"

- Raised Gambrel Ceiling
- Picture Window & Side Windows View the Spacious Backyard
- Recessed Lighting
- Ceiling Fan
- Ceiling Mounted Samsung Flat Screen TV (Negotiable)*
- Pleated Shades
- Hardwood Floors
- Wall Mounted Full Length Dressing Mirror
- Extended Baseboards

Master Closet:

- Hardwood Floors
- Built in Shelves
- Multiple Hanging Rods
- Laundry Chute
- Fluorescent Lighting

Master Bath:

- Granite Vanity
- Dual Rectangular Undermount Sinks
- Brushed Nickel Plumbing Fixtures
- Brushed Nickel Light Fixtures
- Mahogany-Hued Wood Cabinets

Master Bath Continued

- Oval Soaking Tub with Marble Tile Surround
- Large Picture Window Above the Oval Soaking Tub
- Frameless Walk-in Shower with Marble Tile Surround
- Pleated Shades
- Separate Water Closet
- Diagonally Set Marble Tile Flooring*
- Double Bifold Doors Between the Master Bedroom & the Master Bath
- Extended Baseboards

Third Bedroom: 13'3"x13'

- Hardwood Floors
- Large Picture Window views the Landscaped Front Yard (with Mature Trees)
- Pleated Shades
- Brushed Nickel Flush Mount Light Fixture
- Walk-in Closet
- Extended Baseboards
- Adjoins the Hollywood Style Bath

Fourth Bedroom: 11'x11'

- Hardwood Floors
- Large Window Views the Spacious Backyard
- Brushed Nickel Flush Mount Light Fixture
- Large Walk in Closet
- Extended Baseboards
- Adjoins the Hollywood Style Bath

Hollywood Style Hall Bath:

- Faux Stone Vanity
- Polished Chrome Plumbing Fixture
- Solid Maple Wood Cabinetry
- Brushed Nickel & Polished Chrome Light Fixture
- Full Tub/Shower with Tile Surround
- Wall Mounted Full Length Mirror
- Diagonally Set Tile Floors

Exterior/Grounds:

- Updated (Square Shaped) Front Porch Columns
- Tiled Front Porch
- Grey Hued Sealant on the Front Sidewalk & the Driveway*
- Tiled Patio Area off of the Living Area, Kitchen, & the Dining Area
- Artificial Turf in the Backyard
- Backyard Triangular Awning
- Wrought Iron Fence & Gate Enclosure Adjacent to the Back Door & the Garage
- 2 Outdoor Storage Closets (Adjacent to the Garage)
- Oversized Garage*
- Sprinkler System

Additional Information:

- Custom Designed Home, Built in 1999
- Low E Window Pane Inserts Throughout the House (2019)*
- Zoned A/C 2019 (3.5 Ton & 5Ton)*
- Zoned Heat 2019 Hi-Efficiency*
- Two Gas Water Heaters (2014-2015)*
- Stairwell with Wrought Iron Spindles & Hardwood Steps
- Hardwood Floors in the Upstairs Bedroom Hallway
- Built in Shelves at the top of the Upstairs Landing
- Tiled Balcony off of the Upstairs Bedroom Hallway
- Nest Thermostat
- Zoned to Newly Rebuilt Parker Elementary - Parker is located within Walking Distance to the Subject Property
- NEVER FLOODED, PER SELLER*

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

***This information was provided by the Seller.**