



MARIE DUPRES

10926 Leaning Ash Lane

- Open concept 4 bedroom/3 bath home
- 3508 SF home with expansive 24,159 SF lot
- Mid century modern design by Roger Rasbach
- Fully landscaped backyard oasis with mature trees
- Refreshing pool with cascading rock waterfall
- Located on a private street
- Covered outdoor kitchen with grill, sink and gas burners
- Covered balcony overlooking the backyard

Recent upgrades

- New roof and siding on storage shed
- New mulch and limestone added
- Playground mulch under trampoline added
- New designer carpet on 2nd floor
- Upstairs hallway, bedroom and kitchen ceiling recently painted
- Updated electrical panel (workshop)
- Updated open storage area with new roof and generator pad (on side of the home)
- New balcony
- Pool deck power washed
- New fencing on west and north side of property

Interior Features

- Vaulted ceilings
- Decorative wood beams throughout
- Shiplap and wood accents throughout
- Floor to ceiling windows/sliding glass doors
- Recessed lighting
- Wyze cameras
- Secondary bedroom on 1st floor
- Built ins (secondary bedroom/primary/den)
- 1st floor saltillo tile
- 2nd floor hardwoods/carpet
- CPVC and PEX plumbing

Exterior features

- Underslab plumbing done in 2012
- Painted brick exterior
- Atrium with flagstone pavers leading to the front door
- Modern front door with glass panels
- Semi circular driveway and extra parking spaces
- Enclosed storage shed
- French drains in the yard
- Firepit area for chilly nights
- Composite wood backyard deck with built in bench
- Covered storage area ideal for generator and bicycle/tool storage

Chef's Kitchen

- Modern white custom flat front cabinets
- Drawer stacks for ample storage
- Leathered granite countertops and backsplash
- Soap and water dispenser
- Oversized island with ample seating room
- Large stainless steel undermount sink with pulldown faucet
- Large window over the kitchen sink
- Decorative shiplap accent surrounding kitchen window
- Stainless steel appliances and vent hood

Appliance package

- Professional Italian Range with gas burners and convection oven(Cosmo)
- Samsung Dishwasher
- Samsung French-Door Refrigerator with water/ice dispenser and freezer drawer
- Bosch built in microwave Oven

Dining room

- High ceilings with stylish chandelier
- Sliding doors that lead to the atrium
- Large storage closet with an elevated surface to display art

Family room

- Vaulted ceilings with decorative wood beams
- Wood burning fireplace
- Wood accent bench with storage overlooking the backyard
- French doors lead to the pool area and outdoor kitchen
- Elegant and playful chandelier

Den

- Accent wood ceiling treatment with recessed lights
- Built in wood table with seating area adjacent to decorative wall
- Wall mounted touch control lights
- Hidden closet for low voltage appliances & wood cladded storage closet
- Built in floating desk and shelves with shiplap wall treatment
- Chalkboard wall
- Sliding doors lead to backyard

Primary Bedroom

- Dual closets with sliding doors
- Built ins dressers and seating area
- Floor to ceiling windows and sliding doors that lead to a deck
- Contemporary chandelier
- Vaulted ceilings with decorative wood beams

Spa like primary bath

- Free standing soaking tub
- Separate shower with frameless glass doors
- Dual rectangular undermount sinks
- Quartz countertop
- Shaker style vanity cabinets and soft close drawers
- Glass blocks above tub for natural light
- Linen cabinet with chrome cabinet hardware

Secondary bedrooms include

- Built in desk and drawers (bed 3)
- Sliding doors that lead to a scenic balcony/atrium (all)
- Contemporary fans (all)
- Wood floors (bed 3,4)
- Dual closets (bed 2,3)

1st floor full bath

- Custom mid century modern vanity with wood counter and vessel sink
- Wall mounted faucet on stone backsplash
- Shower with frameless glass door
- Shower with 12x24 wall tile and penny tile floor

2nd floor bath

- Quartz countertops with penny tile backsplash
- Dual undermount rectangular sinks with brushed nickel faucets
- Custom white flat panel cabinets and drawers
- Tub /shower combo with glass subway tile, including shampoo niche
- Brushed nickel wall mount tub filler faucet
- Stylish penny floor tile

Outdoors

- Sparkling pool with rock waterfall and flagstone deck
- Covered outdoor kitchen with grill and gas burners
- Outdoor kitchen with slate countertops and storage drawers
- Countertops with apron front stainless steel sink with pulldown faucet
- Tongue and groove wood panels that pull down to form an open air bar
- Balcony overlooking the backyard
- Composite wood deck area with built in bench
- Mature trees, manicured plant beds, flagstone paths

Energy efficiency

- Dual pane windows
- Nest Programmable thermostat
- High efficiency HVAC units replaced in 2012/2016
- Tankless hot water heater

Other features

- Neighborhood pool/tennis courts
- Never flooded
- Zoned to Rummel Creek elementary, Memorial middle , Stratford high
- Walking distance to Rummel creek elementary

Exclusions

- Foyer art, Mantle art

Negotiable items:

- Washer
- Dryer
- Refrigerator
- Outdoor table/benches

*all info per seller

