

# 309 ABBEY BROOK LANE

## *Current Owner Upgrades & Outstanding Features*

- Exterior painted 2024
- Carpet in office, family room and porch 2025
- Roof 2021
- Furnaces (2) 2021
- AC units (2) 2021
- Landscaping and outdoor lighting 2022
- Sliding glass doors in basement kitchen and porch 2022
- Pool pump 2024
- Garbage doors and openers 2021
- State of the art custom kitchen with high end appliances
- Sub-Zero refrigeration system including refrigerator and refrigerator/freezer drawers
- Viking cooking area including an eight burner gas range, exhaust hood and two wall ovens
- Seamless no reveal furniture quality cabinetry
- Dolomite work surfaces
- Two kitchen islands
- Baking station with stand mixer under cabinet lift
- Generously sized kitchen dining area
- Television and display cabinetry
- Open staircase to lower level
- Butler's bar with pebble ice maker and refrigerator drawers
- Two GE Profile dishwashers
- Easy access microwave drawer
- Walk in pantry
- Storybook Staircase
- Elegant library
- Architectural moldings
- Fully equipped second floor laundry with folding surface, built in hamper, shelving and slide out drawers. Includes two sets of GE front load washers and dryers
- Master Suite with two walk in closets and well appointed en-suite bathroom
- Three additional bedrooms on second floor, two with an adjoining Jack and Jill bathroom and walk in closets and one with an en -suite bathroom
- Third floor retreat with two bedrooms, bathroom and loft area with built in desk station
- Spectacular arched Palladium windows and transoms throughout
- Gleaming hardwood flooring
- Two fireplaces
- Artisan crafted library and main doors
- Resort style in ground pool
- Manicured grounds
- Over a half acre private tree- scaped level lot
- Stately brick exterior
- Automated pool cover
- Pool lighting
- Storage shed
- 3 car garage
- Generously sized driveway
- Fenced yard
- Desirable Brookwood Manor neighborhood

