

Home Highlights

Grand Entry & Flow

- Southern Colonial with stately presence, defined by a grand colonnade extending across the front
- Traditional center hall layout with strong, natural flow between rooms
- Original architectural details throughout (glass doorknobs, moldings, preserved front windows)
- Multiple access points to backyard/patio from main level

Formal Living Room

- Wood-burning fireplace
- Coffered ceilings
- Box molding details
- Original bi-fold French doors
- Opens seamlessly to additional living spaces

Sunroom / Office

- Bright, flexible bonus space off living room
- Ideal for home office, den, or playroom
- Direct access to the backyard/patio
- Wet bar with dishwasher, wine fridge, mini fridge, and built-in shelving and cabinetry

Formal Dining Room

- Elevated detailing with designer finishes
- Designer wallpaper

Kitchen

- Sub-Zero refrigerator
- 48" Wolf range (6-burner, double oven)
- Bosch dishwasher

- Farm sink
- Honed granite countertops
- Oversized center island
- Built-in banquette seating (true eat-in kitchen)
- Custom built-in cabinetry and buffet storage
- Coffered ceiling

Family Room (Off Kitchen)

- Direct connection to kitchen
- French doors
- Designer wallpaper
- Built-in speakers

Outdoor Living

- Bluestone patio
- Built-in gas fireplace
- Built-in gas grill
- Outdoor TV setup
- Outdoor bar seating area with bluestone countertop
- Flat, level yard
- Private setting surrounded by mature trees and greenery
- Seamless indoor/outdoor flow from kitchen, foyer + bar
- Exterior lighting fully automated/sensor-based
- Underground drainage system in backyard

First Floor Functional Spaces

Mudroom

- Direct access from kitchen
- Connects to attached garage

Full Bath (First Floor)

- Full marble bath with marble shower, marble wainscoting, and marble floor

Garage

- Oversized ATTACHED 2-car garage (fits larger vehicles comfortably)
- EV charger installed
- Significant storage

Second Floor – Primary + Main Bedrooms

Primary Suite

- Built-in cabinetry with library lighting
- Window seats with storage
- Spacious dressing room with windows
- Integrated speakers

Primary Bath

- Soaking tub
- Separate shower with bench
- Water closet
- Built-in niches and storage

Additional Bedrooms (Second Floor)

- Three bedrooms total on this level
- Built-ins in multiple rooms
- Large closets
- Custom drawers

Hall Bath

- Combination tub/shower
- Functional layout for multiple users

Third Floor – Flexible Living Space

- Two oversized bedrooms (total 5 bedrooms in the home)

One full bathroom featuring:

- Clawfoot tub
- Pedestal sink
- Separate shower

Bonus spaces:

- Walk-in closet / dressing area
- Homework / office nook
- Built-in cabinetry/storage

Ideal for:

- Guests
- Au pair
- Teen suite
- Work-from-home setup

Attic & Expansion Potential

- Two attic spaces:
 - Large unfinished attic (approx. size of kitchen or larger), accessed via pull-down stairs in 1st floor mudroom
 - Walk-in attic off third floor bedroom (very large and easily accessible)
- Potential to:
 - Create additional bedroom
 - Playroom
 - Dressing room / suite expansion

Basement

- Finished recreation space (media/game room)
- Full bathroom

- Laundry area
- Storage throughout (including storage closet)
- Separate utility/storage rooms
- Walk-out access via custom flat Bilco door (flush with patio — rare and smart design)

Systems & Infrastructure

- Two brand new HVAC systems
- Tankless hot water heater
- Updated electrical with additional sub panel
- Alarm system
- Irrigation/sprinkler system
- New wastewater/ newer sewer PVC piping
- Built-in speaker system throughout first floor, primary suite, and patio

Windows & Construction Details

- Front of home retains original windows (preserved for character)
- Kitchen + select areas (family room) feature newer wood windows (historically compliant)
- Rear upper floors have updated replacement windows (easy maintenance, functional for daily use)

- All original windows restored to working condition

Design & Finish Highlights

- Thibaut wallpaper (select rooms)
- Custom Schumacher window treatments included
- Plantation shutters and wood blinds in all bedrooms, family room, and sunroom
- Built-ins throughout the home
- Designer lighting
- Original details preserved with thoughtful updates
- Recently steam-cleaned floors and refreshed interiors
- Corner lot with wood fencing
- Exterior paint completed Summer 2025
- True 6-bedroom, 5-bath layout
- Multiple living + entertaining zones
- Seamless indoor/outdoor lifestyle
- Turnkey with major system upgrades
- Expansion attic potential already built in
- Oversized ATTACHED garage + EV charging
- Fully usable yard



COMPASS

THE
Dana Sue
TEAM