

FOR SALE

3119 Alexandria's Drive • Angel's Path • Perkins Township, Ohio
\$509,000

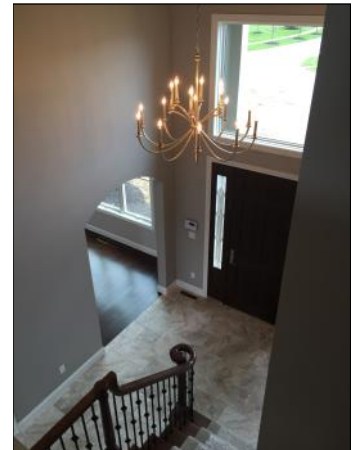


NEW CONSTRUCTION



- œ 3,852 sq. ft. of living space
- œ 4 or 5 bedrooms and 4 full baths
- œ Luxury appointments throughout, including granite counters, porcelain tile, crown molding, upgraded lighting fixtures
- œ Second floor master suite with luxury bath & huge walk-in closet
- œ Formal dining room, living room and great room
- œ Extra room on first floor could be study or 5th bedroom
- œ 3-car garage

Kula Hoty Lynch
(419) 609-7000
kula@hoty.com



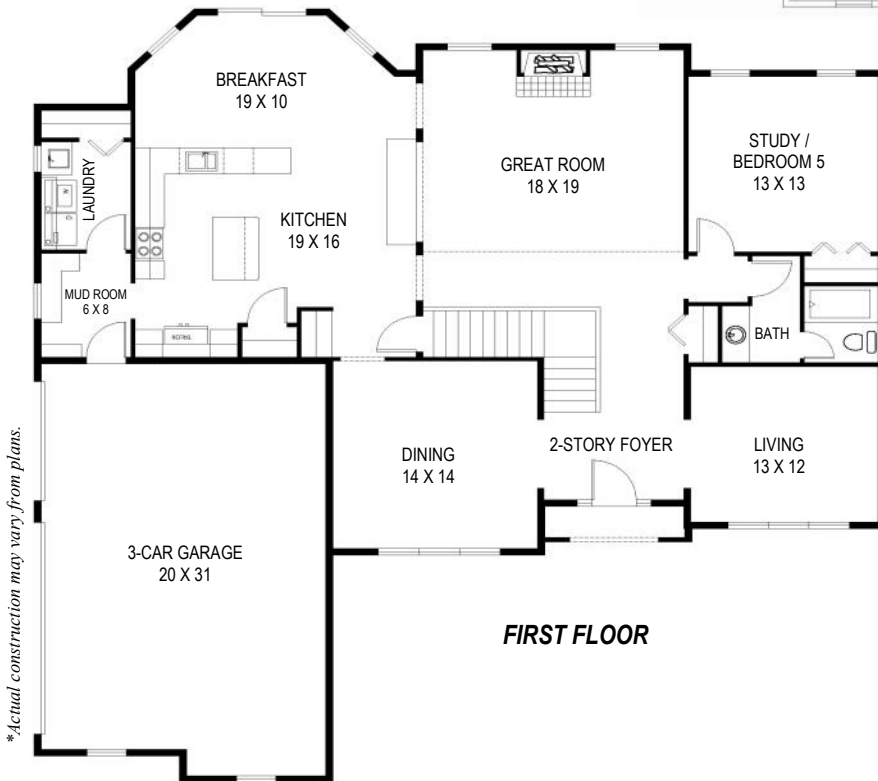
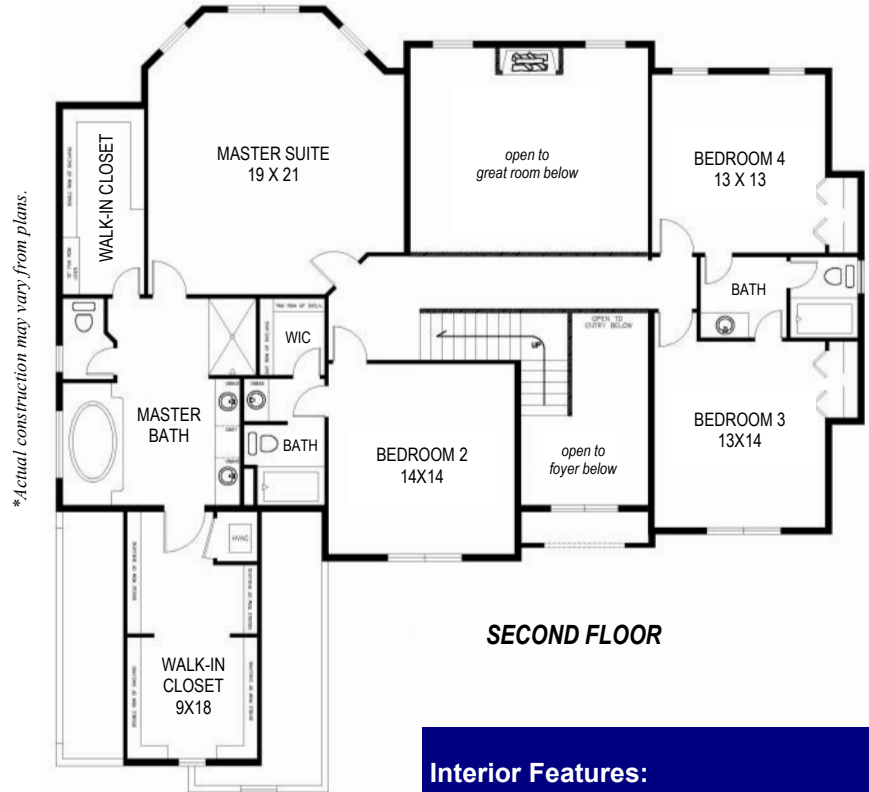
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3119 Alexandria's Drive - Lot 29

\$509,000

Exterior Features:

- Stucco exterior
- Grand front entry
- Pella windows
- Upgraded roof shingles
- 6" exterior walls with R19 insulation
- 9' basement walls
- Custom designed landscaping
- Irrigation system
- Exterior water valves & GFI plugs
- 3-car garage
- Hot & cold water in garage
- 2 garage drains
- Lot size: 0.51 acre



Interior Features:

- Granite countertops & custom cabinetry throughout
- Custom kitchen features island with breakfast bar & walk-in pantry
- Generous appliance package, including refrigerator, cooktop, oven, microwave & dishwasher
- Master suite with luxury bath & huge walk-in closet
- Master bath with tiled shower & double vanities
- Porcelain & ceramic tile throughout
- Family room features custom designed fireplace
- Laundry room with cabinetry, utility sink & gas or electric for dryer
- Upgraded lighting fixtures
- Crown molding & extra-wide baseboards
- Security system

**Principals of owner are licensed REALTORS®*



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