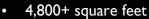
# 3208 Angel's Way Angel's Path - Perkins Township









- 0.67 acres
- Open floor plan
- 4 bedrooms
- 3 full baths plus 2 half baths
- Oversized 3-car garage
- Finished basement
- \$675,000

Presented by: Kula Lynch (419) 609-7000 kula@hoty.com \*owner/agent



## 3208 Angel's Way

### Features and Highlights

#### **Interior Features:**

- ~ Foyer
  - 2-story
  - Wood flooring
  - · Aladdin lift for chandelier
- Dining Room
  - Crown molding
  - Domed ceiling
- ~ Downstairs Living
  - 2-story family room with custom gas fireplace
  - · Handcrafted wood columns
  - Pool room with wine bar featuring refrigerator, wine cooler and wine racks
  - Study with unique built-in cabinetry
  - Mud room/second laundry room
- ~ Master Bedroom
  - · Sitting room with vaulted ceiling and wood flooring
  - Walk-in closet with private laundry and attic storage
  - Luxury bath featuring:
    - \* Heated flooring
    - \* Custom cabinetry and granite counters
    - \* Custom tiled walk-in shower
    - \* letted tub
    - \* Vaulted ceiling
    - \* Double sinks & vanity
- ~ Bedroom 2
  - Tray ceiling with rope lighting
  - Private bath with granite counters, vanity and linen closet
  - Walk-in closet
- ~ Bedroom 3/4
  - Shared Jack-n-Jill bath with walk-in closets
  - Vaulted ceiling in bedroom 3
- ~ Basement
  - Theater room
  - Home gym
  - Playroom/family room
  - Storage





#### **Kitchen Features:**

- Granite countertops
- Custom cabinetry
- · Porcelain tile
- Sub-Zero refrigerator with water/ice
- Wolf double oven
- Faucets new in 2021

- 36" electric cooktop New in 2021
- Built-in microwave
- Island with vegetable sink and seating
- Peninsula counter with seating
- Dishwasher
- · Large eating area

#### **Exterior Features:**

- Brick and Hardie Board siding
- Andersen windows
- 30 year shingles
- 2'x6' exterior walls
- · Custom designed landscaping
- Double patio with pergola
- Gas line for grill
- Sprinkler system

#### **Additional Features**

- 2 HVAC units with 3 zones
- Hot water tank New 2021
- 10' ceilings and 8' doors throughout first floor
- Granite counters throughout
- Porcelain or natural stone tile throughout
- Oversized baseboards

- Kohler and Moen plumbing
  fixtures
- Security system with motion detectors
- Hot and cold water, utility sink plus gas heater in garage
- Sump pump with battery backup





