

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



- 4,800+ square feet
- 0.67 acres
- Open floor plan
- 4 bedrooms
- 3 full baths *plus* 2 half baths
- Oversized 3-car garage
- Finished basement
- \$675,000



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# 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
    - \* Jetted 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 back-up

