

## FEATURE SHEET

# *35 Bradford Court*

### Highlights:

- ♣ Customized 2-Story LUVIAN home built in 2018
- ♣ 4 Spacious Bedrooms With Ensuites
- ♣ 3250 Square Feet on 0.4 Acres
- ♣ 3-Car Tandem Garage
- ♣ Parking For 4 Vehicles on Asphalt Drive
- ♣ Exterior Stone and Brick Construction
- ♣ Large Flagstone Patio With Pergola
- ♣ 7-Person Hot Tub in Backyard
- ♣ Entertainer's Chef Kitchen with Top Of The Line Appliances
- ♣ Butler's Pantry
- ♣ Office on Main Floor
- ♣ Laundry Room on Second Floor Complete with Cabinetry, Countertops and Sink
- ♣ High Efficiency Washer/Dryer
- ♣ Upgraded Light Fixtures & Pot Lights Throughout
- ♣ Smooth Ceilings
- ♣ Stone Countertops with Under Mount Sinks
- ♣ 7" Distressed Oak Hardwood
- ♣ Polished Porcelain Tile
- ♣ 7 1/2" Baseboards
- ♣ Linear Gas Fireplace with Stone Feature
- ♣ Iron Pickets Throughout
- ♣ Completely Landscaped Backyard With Pergola & Fire Pit
- ♣ Alarm System
- ♣ 200 AMP Electrical Panel
- ♣ Bathroom Rough-In in Basement
- ♣ Cold Cellar

L U X U R Y

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