**Features and Amenities for 4453 Sunset Court, Sugarcreek Twp., Bellbrook, Greene County**

**5954 sq ft of living space**

**Mechanicals**

2 TRANE HVAC systems with

AIR Boss zoning feature

HVAC includes humidifier &

Upgraded air filter system

Two water heaters, 1 large capacity

Water Softener

Natural gas

City Water

Septic

Generator (propane)

**Smart Home**

Whole House security with

Interior and exterior cameras

Interior/Exterior Whole House Sound

Sonos Sound System

DVD

**Outdoor**

Lawn irrigation system

Fountain/pond

Hot tub

Fire pit

Wood fired oven

Paver patios

In ground basketball hoop

**Four Car Garage 23x23 and 24x23**

Keyless entry

**Garage (cont)**

Access door

Water access

Built-in storage

Showroom quality epoxy finish on floor

Separate stairs to access basement

**Mudroom 11x8**

Easy access from garage

Custom storage, bench cubbies

Beadboard

Slate floors

**Laundry 13x8**

Easy access from garage

Cast iron farmhouse sink

Maple beadboard custom cabinets

Built-in hanging rack

Built-in ironing board

Slate floors

Window

**Kitchen 21x16**

Granite counters

Custom cabinets

Custom vent hood

6 burner gas range with griddle

2 ovens

Built in microwave in 2nd prep island

13 linear feet of seating space at main island

Sub Zero refrigerator

Walk-in pantry

**Morning Room 11x11**

Butler’s Pantry/Service bar

Wine cooler

**Screened Porch 12x12**

Slate floors

**Great Room 23x21**

Beamed cathedral ceiling

LED lighting in ceiling

Walnut floors

Stacked stone fireplace, gas

Custom mantle

Custom cabinets and display

Wall of windows

Open Concept

**Dining Room 17 x 14**

Tray ceiling

Walnut floors

Wall of windows

**Study/Office 14x 15**

Walnut floors

Hand hews oak cabinetry

Custom built file drawers

Custom coordinating desk conveys

Wall of windows

**Master Retreat 24x 15, 1st floor**

Private hall leads to 1st floor master

Wall of windows

150 sq ft of customized walk-in closet

Dual vanities in master bath each measuring 5’7”

6 ft long jetted oval tub adjacent to

6 x 4 shower with full body shower heads

Water closet

Linen closet

**Guest Bedroom/Full Bath 1st floor**

**In-law suite or 2nd home office**

12x12

Large full bath with shower

Large window with southern exposure

Large closet

**Lower Level 10 ft ceilings**

**Great Room 28x22**

Stacked stone fireplace, gas

Built-in cabinets, shelving

**2nd Kitchen 12x12**

10ft serving island/bar

Full size refrigerator

Microwave, sink, dishwasher

**3 Guest Bedrooms with 2 full baths,**

**large walk in closets in each room &**

**built-ins, in each guest room;**

**Window seats, desks, cabinets**

**Exercise Room**

**1 half bath**

**Game Room**

**Separate staircase entrance from garage**

**2 storage rooms**