

2458 Washington Boulevard, North Bellmore, NY 11710

List Price: \$1,299,999



ML#: 3448286	Residential	1 Family, Det	LSC: PC
Sec/Area:	Style: Colonial		
Adult Comm: N	Appearance: Mint++		
Taxes: \$0.00	Vill Tax: \$0.00	Rooms: 12	Br: 5
Total Taxes: \$0.00		Baths Full: 3	Half: 1
Dis:	Sec: 56	Lot Sze: 80x100	Sqft: 8000
Block: 250	Lot: 114	# Kitchens: 1	
Appx Yr Built: 2022	New Constr: Y	Zoning:	
Modification Exclusions: M3 IAW		Walk Score@: 78	

School District: North Bellmore	Elementary School: Newbridge Road School
Jr High School: Grand Avenue Middle School	High School: Wellington C Mepham High Sch

Public Remarks: A magnificent 4,699 Square foot home across three levels (1,140SF Finished Basement + 1,372SF Main Level + 1,709SF Top Level + 319SF Garage + 159SF Unfinished Storage/Utility Rooms) welcomes you to its 5 Bedrooms and 3.5 Baths on a large 80X100 Lot. The home is full of features and upgrades such as 9' ceilings, 7.5" wide long-planked oak flooring, oversized counter-depth luxury freezer and refrigerator, 48" professional chef's Range with 6 burners, griddle top & two ovens, an extra large kitchen island with cabinets galore, back-lit heated-front LED mirrors in all full baths, sod & sprinklers in front and back, intricate molding work including modern crown molding in all rooms & an elegant coffered ceiling in the dining area, four-zone air conditioning and heating (central AC/forced air heat on top two levels, and two split units in basement), landscaping package, landscape lighting, black gutters, stamped concrete driveway and walkway, PVC fence and gate, outside entrance to basement, composite stairway to backyard, Andersen 400 series windows, stone entry, threrma-tru doors, Hydronic air with medical grade Merv-13 air filter, spray foam insulation, top-of-the-line central vacuum system, and so so much more! And just in case this wasn't enough, relax with family and friends in the custom home theater with dolby audio surround sound system that is this home's piece de resistance! 1 mile to the LIRR, 1 mile to the Southern State, and close to several other thruways going in all directions, this location can't be beat. Builder can still customize if needed, including changing kitchen cabinets/bath vanities/walls to buyer's choice of color. Please click on Virtual or Video Tour in Features Section Below for a full Video Tour! Very rare opportunity to have a fully over-the-top loaded home that is truly fully ready to go!

Property Characteristics

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
Interior Features: Den/Family Room, Eat in Kitchen, Formal Dining Room, Granite Countertops, Hardwood Floors As Seen, Home Office, Marble Countertops, Master Bath, Pantry, Powder Room, Storage, Walk In Closet, Walk Out Basement Appx Int Sqft: 4699 Sqft Source: FP Basement: Finished, Full, Walk Out Attic: Pull Stairs Fireplaces: 1	Exterior Features: Fenced, Fenced Yard, Fencing, New Windows, Sprinkler Lawn Sys Parking: 1 Car Attached, Attached, Driveway, Garage Parking, Private Parking Driveway: Pvt Construction: Cellulose Insulation, Fiberglass Insulation Siding Description: Stone, Vinyl	A/C: Central, Ductless Heating Fuel: Electric, Natural Gas Heating Type: Electric, Forced Air, Hydro Air Heat Zones: 4 Hotwater: Indirect Tank Garbage Removal: Public Water Description: Municipal Sewer Description: Sewer Permit:

Included: A/C Units, Ceiling Fan, Central Vacuum, Chandelier(s), Dishwasher, Energy Star Appliance(s), Freezer, Garage Door Opener, Garage Remote, Light Fixtures, Mailbox, Microwave, Oven/Range, Refrigerator, Screens, Washer
Building Features: Fireplace, Hardwood Floors Exist, Master Bath
Green Features: Double Pane Windows **Cert Year:**

Floor Plans

Level: 1
Family Room (Nine Feet Ceiling Height, **Dining Room** (Open Concept Dining with Coffered Ceilings adjacent to beautiful Kitchen Area, **Kitchen** (Extra Large Island, Extra Large Refrigerator and Freezer (Counter Depth), Large Format Tile Backsplash and Granite Countertops, **Bathroom** (Half Bathroom, **Additional** (Garage with Direct Entrance)
Level: 2
Bedroom (Primary Bedroom with Walk-in-Closet and En Suite Bath, **Bedroom** (Large Bedroom with Walk-in Closet, **Bedroom** (3 of 5 Bedrooms, **Bedroom** (4 of 5 Bedrooms, **Bedroom** (5 of 5 Bedrooms, **Bathroom** (Modern Primary Bathroom with Double Sink, **Bathroom** (Stylish Bath with Double Sink and Stand-up Shower, **Bathroom** (Modern Bath with Tub)
Level: Basement
Additional (Finished Basement with Outside Entrance, **Additional** (Home Theater, **Additional** (Utility Room)

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Owner Financing:	Occupancy: