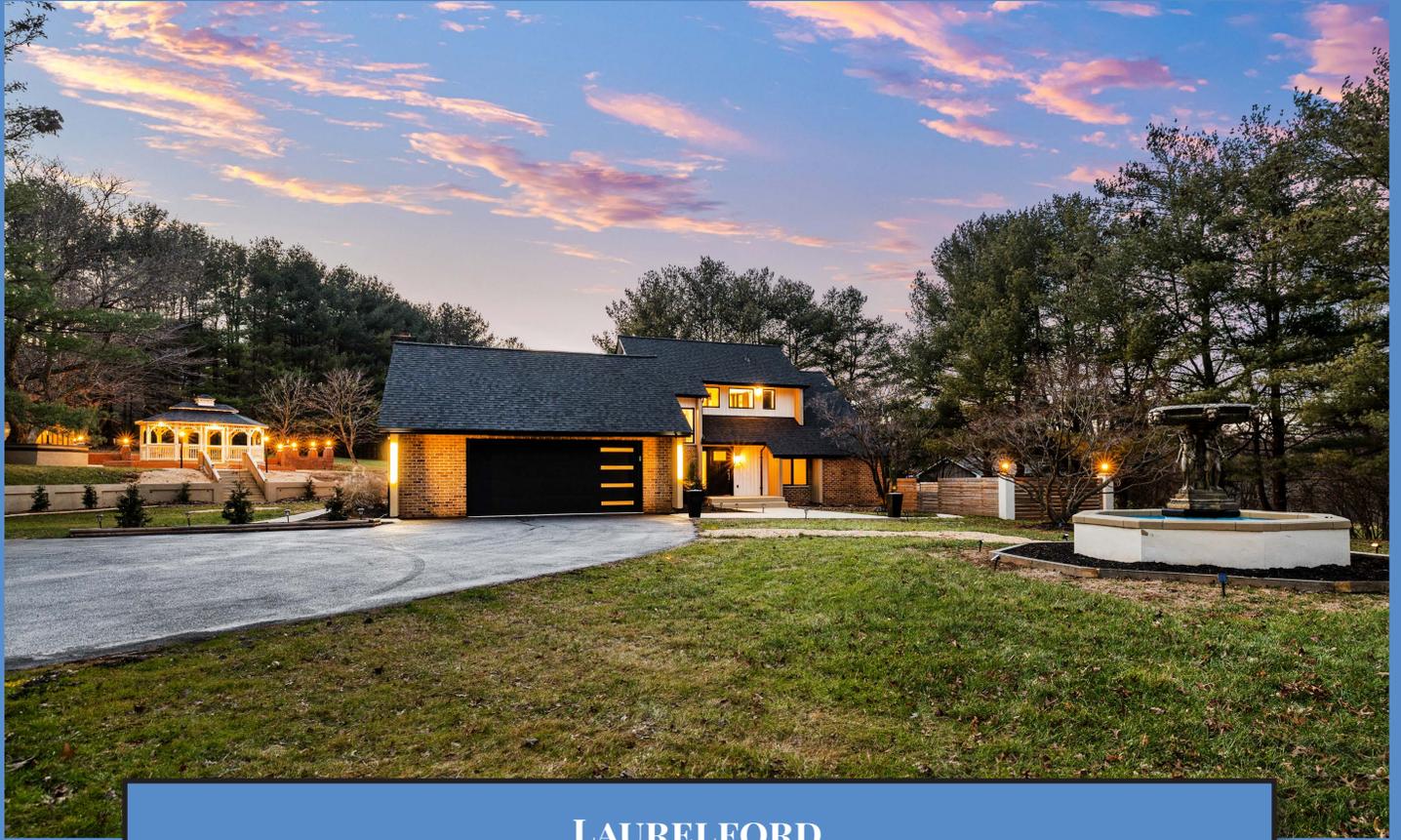


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CHRISTIE'S
INTERNATIONAL REAL ESTATE



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12206 CLEGHORN ROAD



PAT WARREN

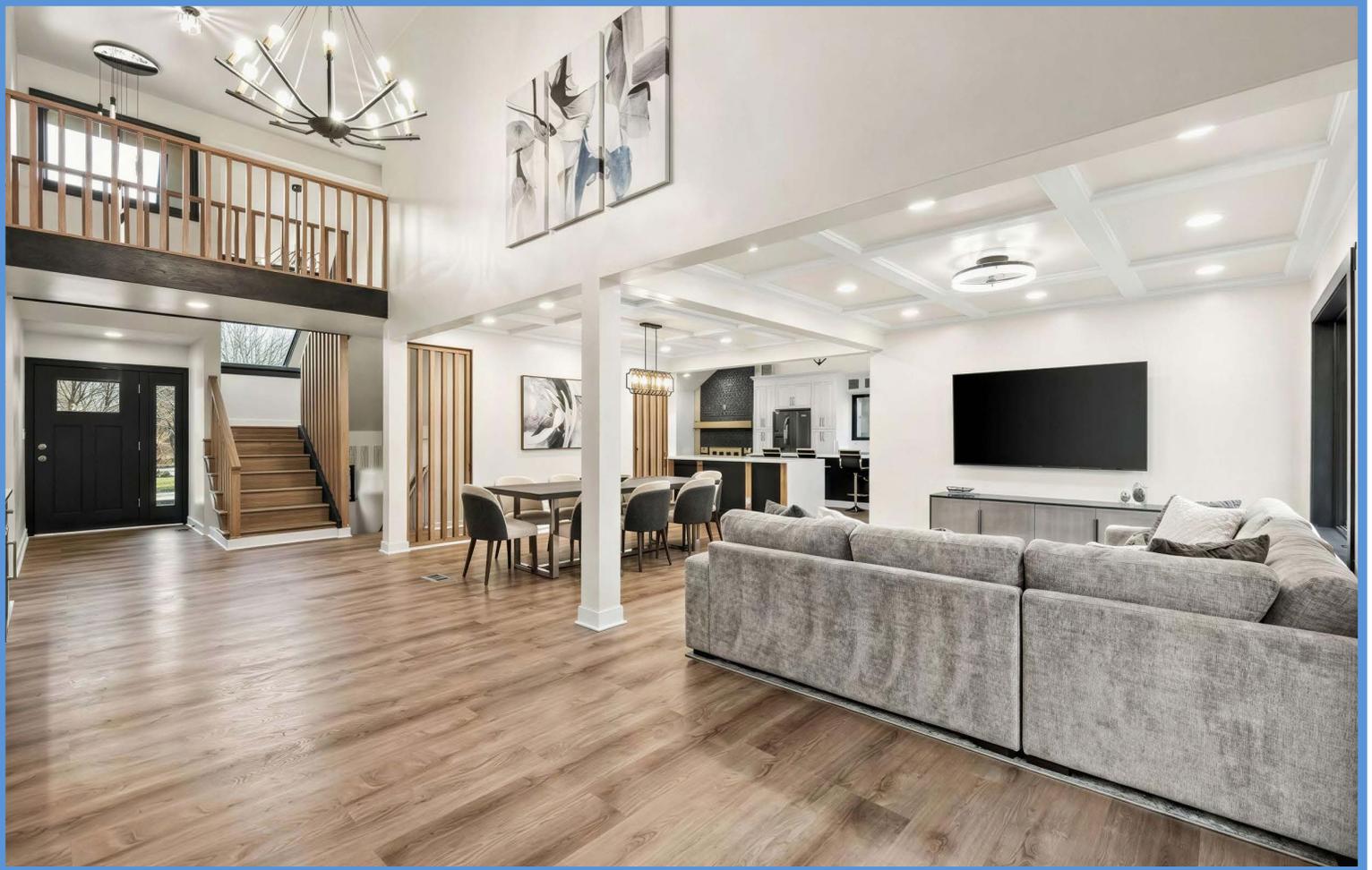
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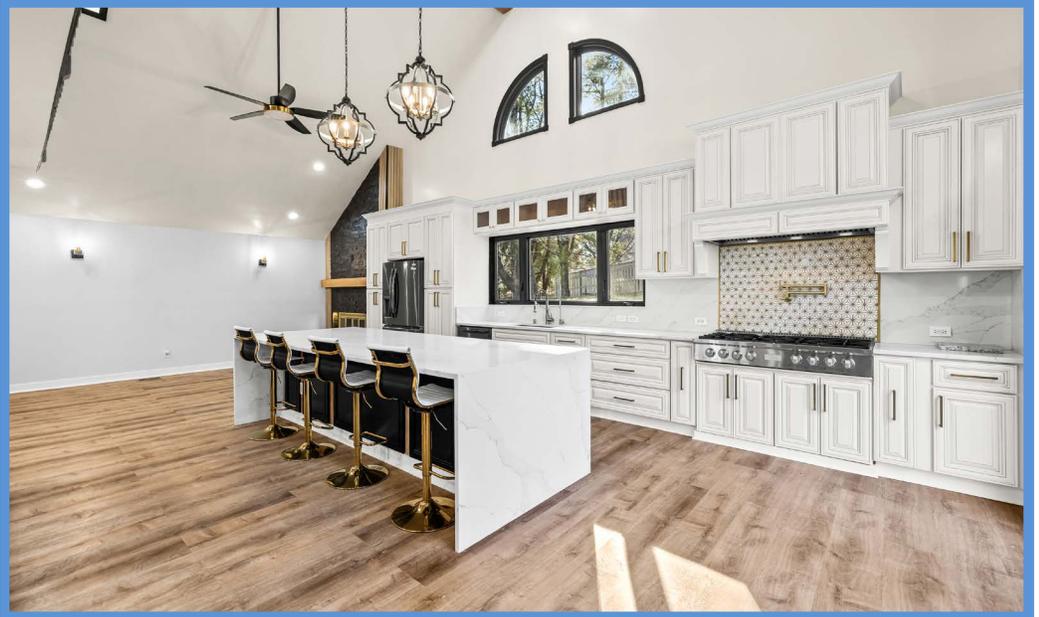
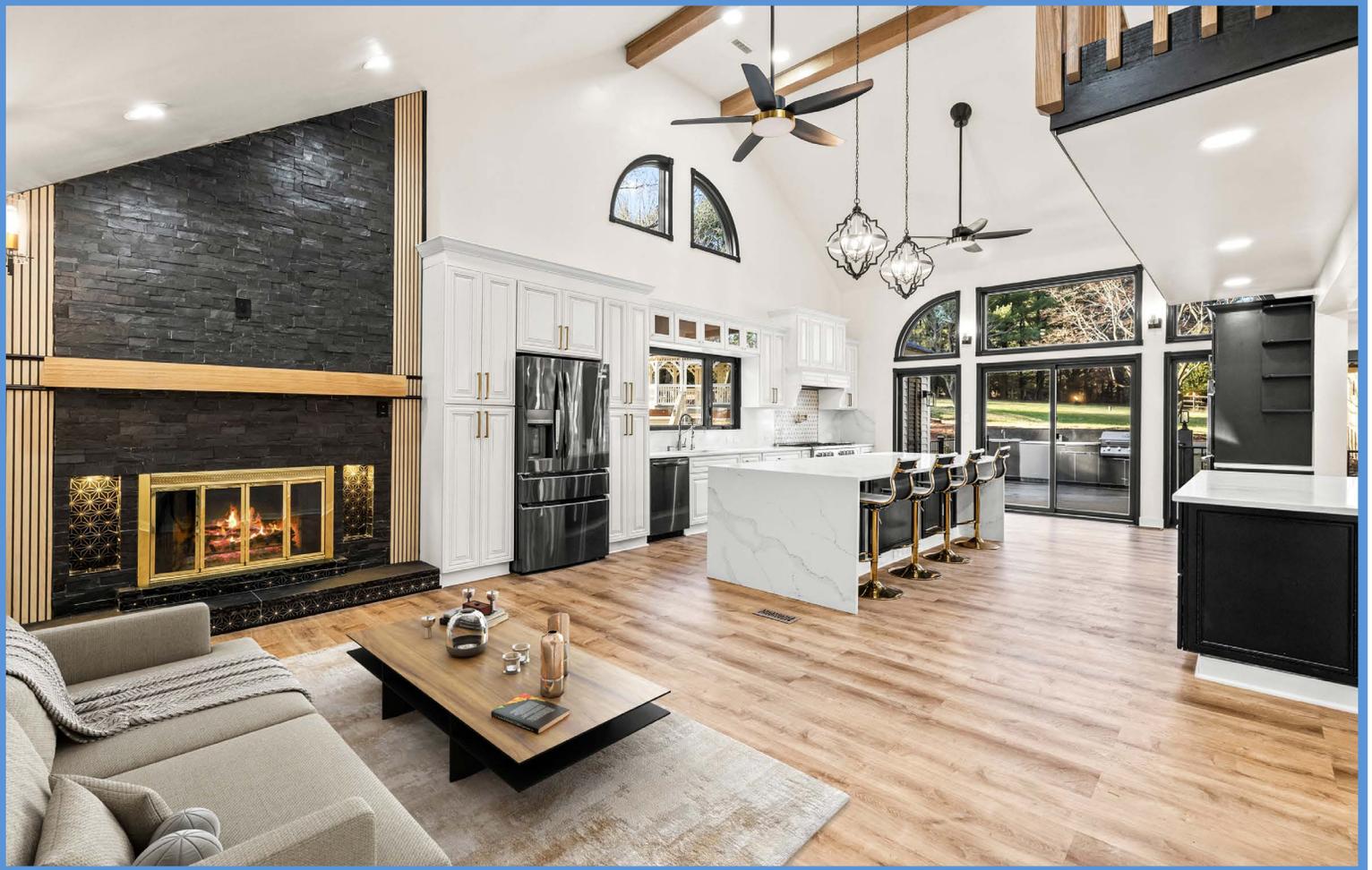
KAREN HUBBLE BISBEE

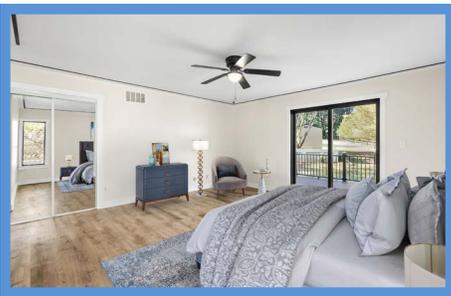
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FOYER 9'1" X 5'0"

- Shaker style entry door with window and sidelight
- Two-story
- Luxury vinyl plank flooring
- Window above entry door
- Modern 8-cylinder chandelier
- Recessed light
- Open flow to Gallery Hall at Great Room

GALLERY HALL 30'11" X 4'2"

- Flows from Kitchen to Primary Bedroom
- Luxury vinyl plank flooring
- Open refinished oak staircase with oak railings, window and modern chandelier
- Open oak stairway to Lower Level
- Two vertical oak accent walls
- Recessed lighting
- Closet with frosted glass French doors
- Access to Laundry/Mudroom
- Access to Primary Bedroom, Bedroom 2 and Hall Bath
- Access to Kitchen
- Flows to Great Room

GREAT ROOM 26'11" X 22'1"

- Luxury vinyl plank flooring
- Partially vaulted ceiling and coffered ceiling
- Wet bar with marble finish quartz top, black finish base and wall cabinets, wine rack, leaded glass-door cabinets, undermount prep sink, sub-Zero wine cooler, plate glass mirror, modern ceramic tile/brass backsplash and recessed lighting
- Custom built-in library/workstation, matching Kitchen cabinets, adjustable desk, base cabinets, wall cabinets, open shelving and picture light
- Sliding glass doors to Deck
- Picture window
- Two skylights
- Recessed lighting
- Modern chandelier in vaulted area
- Modern linear chandelier in dining area
- Crystal ceiling fan and light combination
- Banister overlooks from Upper Level
- Open flow to Kitchen

KITCHEN 31'2" X 18'2"

- Luxury vinyl plank flooring
- Vaulted ceiling with wood beams and 2

skylights

- Custom raised panel and recessed panel wood cabinetry in antique white finish and contrasting black finish including oversized 11-foot island/breakfast bar, peninsula, custom paneled range hood enclosure, pantry cabinets, 2 pull-out spice cabinets, pot-pan drawers, upper illuminated glass-door cabinets, roll-out trays, display shelving, pull-out trash/recycle bin, tray cabinet, dovetailed drawers, soft-close drawers/cabinets and matching crown trim
- Marble finish quartz counters including backsplashes and waterfalls on peninsula and both ends of island
- Modern ceramic tile/brass backsplash at cooktop
- Frigidaire Gallery black stainless steel French 4-door refrigerator with water/ice dispenser
- Forte stainless steel 48" gas cooktop with 8 sealed burners with range hood vent and pot-filler faucet
- Frigidaire Gallery black stainless steel modern double wall oven
- ZLINE 30" black stainless steel microwave drawer
- Frigidaire Gallery black stainless steel dishwasher
- Glacier Bay stainless steel undermount double sink with drain tray, Insinkerator disposal, filtered water dispenser and spring-neck faucet
- Large breakfast area with rustic slate tiled chimney wall with woodburning fireplace on raised hearth, wood mantel shelf, 2 modern ceramic tile/brass illuminated niches and vertical wood accent features
- Sliding glass doors to Deck with full-size sidelights and transoms
- Picture window at sink
- Recessed lighting
- Four modern wall sconce lights
- Two large modern pendant lights above island
- Two ceiling fans with lighting
- Balcony overlook from Upper Level

LAUNDRY/MUDROOM 9'7" X 9'7"

- Access from Gallery Hall at Kitchen
- Luxury vinyl plank flooring
- Beadboard wainscot
- Shaker style white base and wall cabinets
- Quartz marble finish counters including folding counter above washer and dryer
- LG Smart black stainless steel washer and dryer
- Glacier Bay undermount stainless steel sink with drain tray and spring-neck faucet

- Built-in bench with cubbies and custom cushion
- Full-width open shelving
- Closet
- Recessed lighting
- Access to Garage

GARAGE 24'6" X 23'6"

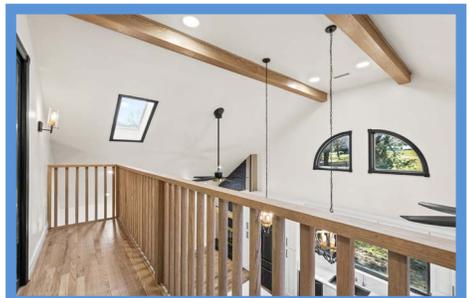
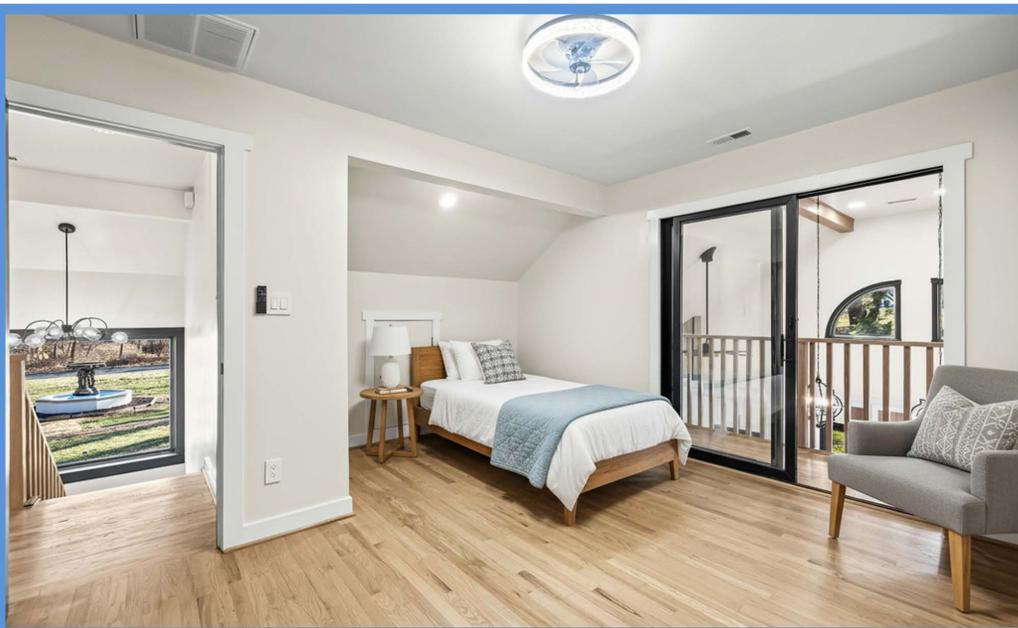
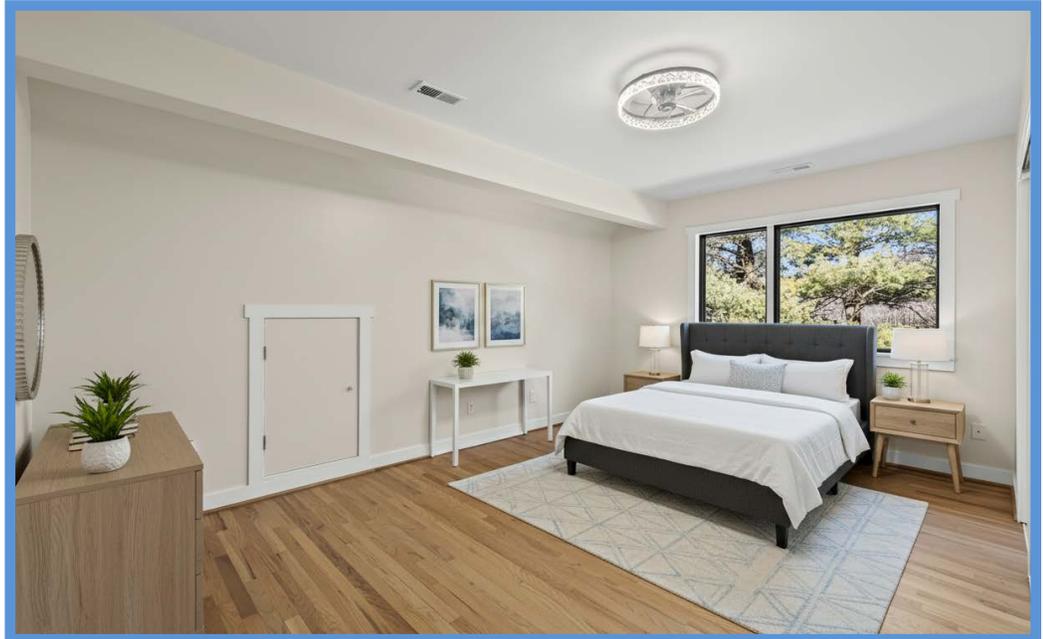
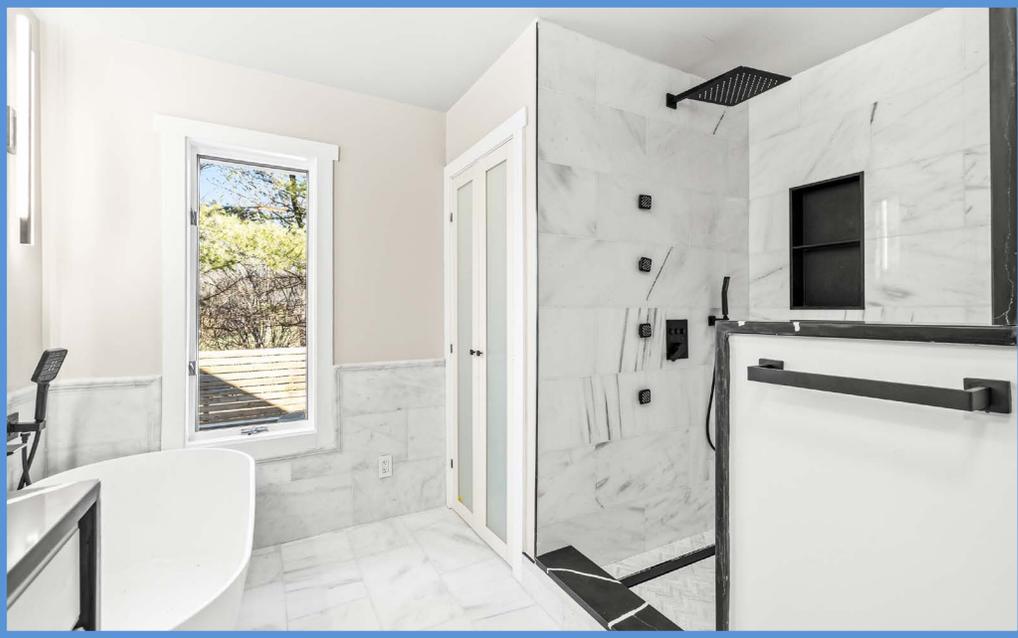
- Two-car with modern garage door with 4 frosted glass horizontal windows- 2025
- Finished
- Epoxy floor finish
- Two large built-in workbenches with granite tops, open shelving and wall mount shelving
- Double storage closet
- Exit door
- Ceiling lights
- Hose bib
- KitchenAid refrigerator

PRIMARY BEDROOM 15'7" X 15'3"

- Shaker style entry door with frosted glass
- Private hall entry with linen closet and sliding barn door to Primary Bath
- Luxury vinyl plank flooring
- Sliding glass doors to Deck
- Additional window
- Modern double crown molding treatment
- Sliding mirrored doors to custom fitted walk-in closet
- Recessed light
- Ceiling fan with light

PRIMARY BATH 12'0" X 10'8"

- Heated marble floor
- Marble wainscot
- Double vanity with black marble finish quartz top, Apollo undermount sinks, tower cabinet with interior electric outlet, 2 arched mirrors and modern overhead lighting
- Oval freestanding soaking tub with handheld shower and framed vertical mirror with marble mosaic surround and vertical wall sconce lighting
- Carrera marble tile and marble chevron mosaic shower stall with built-in bench, wall niche, rain shower, handheld shower, body sprays and black marble finish quartz accents
- French doors with frosted glass to water closet with Glacier Bay Watercrest dual flush elongated one-piece toilet



- French doors with frosted glass to walk-in closet with installed wall safe
- Window
- Commercial Electric quiet exhaust fan with Bluetooth, humidity sensor, adjustable LED ceiling light and nightlight

BEDROOM 2 15'7" X 10'0"

- Shaker style entry door with frosted glass
- Luxury vinyl plank flooring
- Double window and additional window
- Two double closets
- Ceiling fan with light

HALL BATH 8'9" X 4'11"

- Stone finish ceramic tile floor
- Vanity with solid surface top, undermount sink, framed mirror and double wall sconce lighting
- Tub/shower combination with stone finish ceramic tile surround, wood finish ceramic tile and glass tile feature wall, additional handheld shower
- Glacier Bay Watercrest dual flush elongated one-piece toilet
- Ceiling light/exhaust fan

UPPER LEVEL

HALL 16'10" X 5'1"

- Landing for staircase with banister/bridge overlook to Foyer
- Banister/bridge overlook to Great Room
- Refinished hardwood flooring
- Modern ceiling lights
- Casped portal to Loft (9'6" X 4'11") with wraparound banister overlook to Great Room
- Access to HVAC heat pump unit for upper level in attic

BEDROOM 3 15'9" X 15'5"

- Shaker style entry door with frosted glass
- Refinished hardwood flooring
- Picture window
- Sliding mirrored doors to custom fitted walk-in closet
- Crystal ceiling light/fan
- Access to floored storage attics

BEDROOM 4 13'3" X 13'1"

- Shaker style entry door with frosted glass
- Refinished hardwood flooring
- Sliding glass doors to balcony (16' X 3')
- Two custom fitted double closets- 1 with access to floored storage attic
- Crystal ceiling light/fan
- Recessed light
- Access to additional floored storage attic

HALL BATH 10'6" X 4'10"

- Water closet/shower area separated from vanity area
- Marble floor
- Ceramic tiled shower room including tub surround
- Vanity with solid surface top and seamless sink, framed plate glass mirror and modern vanity lighting
- Tub/shower combination with sliding glass doors
- Glacier Bay Watercrest dual flush elongated one-piece toilet
- Two windows
- Ceiling light
- Exhaust fan

LOWER LEVEL

- Fully renovated and insulated

HALL

- Open oak staircase access from Gallery Hall
- New wall-to-wall carpeting
- Two closets
- Recessed lighting

RECREATION ROOM 20'10" X 12'5"

- New wall-to-wall carpeting
- Recessed lighting
- Crystal flush mount chandeliers
- Interior window to Office
- Secured door with window to Mudroom
- Open flow to Kitchen

KITCHEN 16'0" X 9'6"

- Luxury vinyl plank flooring
- Shaker style white base cabinets, wall cabinets and pantry cabinet
- Black granite counters
- Modern ceramic mosaic tile backsplashes
- Samsung black stainless steel French door refrigerator with water/-ice dispenser
- Samsung black stainless steel electric range with warm zone
- LG stainless steel built-in microwave
- Samsung black stainless steel dishwasher
- Stainless steel undermount sink with spring-neck faucet
- Crystal flush mount chandelier
- Flows to Hall

HALL

- Luxury vinyl plank flooring
- Vanity with granite top, undermount sink and framed mirror
- Recessed lighting
- Access to Laundry and full Bath plus both Utility/Storage Rooms
- Laundry with full size LG stacked washer and dryer
- Open flow to Exercise Room

EXERCISE ROOM 12'3" X 12'2"

- Luxury vinyl plank flooring
- Knee-walls at Hall
- Wall mount plate glass mirrors
- Low impact floor mat
- Recessed lighting
- Crystal pendant chandelier

BATH 8'8" X 5'0"

- Access from Hall
- Marble finish ceramic tile floor and shower stall walls
- Vanity with granite top, undermount sink and framed mirror
- Shower stall with penny-tile ceiling, wall niches and additional handheld shower
- Premier flush toilet
- Commercial Electric quiet exhaust fan with Bluetooth, humidity sensor, adjustable LED ceiling light and nightlight

OFFICE 11'10" X 6'10"

- Dual access- from Recreation Room and Mudroom
- New wall-to-wall carpeting
- Recessed lighting
- Crystal pendant chandelier
- Folding cabinet door concealing electric service panels

MUDROOM 11'10" X 5'10"

- Glazed entry door
- Luxury vinyl plank flooring
- Beadboard wainscot with storage shelving flanking bench with storage cubbies and cushion
- Modern ceiling light
- Access to Recreation Room

BONUS ROOM 1 14'0" X 9'7"

- New wall-to-wall carpeting
- Closet
- Recessed light

BONUS ROOM 2 12'11" X 9'7"

- New wall-to-wall carpeting
- Two closets
- Utility closet with well water tank
- Recessed light

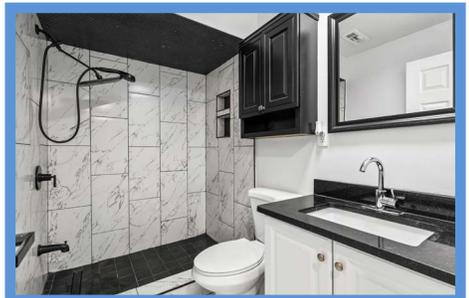
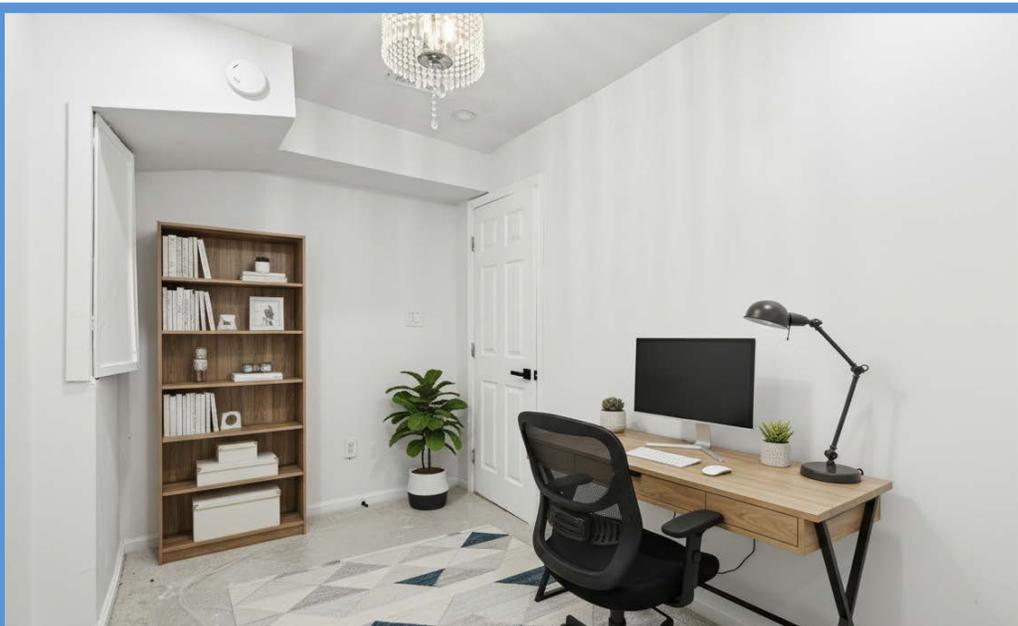
UTILITY/STORAGE ROOMS

- Partially finished
- Painted concrete floor
- Two Rheem electric water heaters- 2023 and 2025
- HVAC heat pump unit for main level
- HVAC heat pump unit for lower level
- Well water treatment system- 2023/2024
- Sump pump- 2024
- Ejector pump- 2024
- Transom window

EXTERIOR

- Painted cedar siding with brick
- Architectural asphalt shingle roof and gazebo roof- October 2024
- Front yard water feature fountain with bronze statue refinished inside and outside equipped with a new Little Giant 1900 GPH fountain pump
- Engineered wood deck and black aluminum railings with post lighting with slate at cooking center/outdoor kitchen
- Cooking center/outdoor kitchen on stone finish porcelain tile wall with new stainless steel and laminate cabinets, stainless steel counters, Duro stainless steel gas grill, stainless steel sink and under-counter refrigerator
- Extensive exterior lighting and landscape lighting
- Brick walled patio with brick posts, concrete floor and lighting and large semi-circle concrete bar with deck flooring
- Gazebo at patio with built-in seating benches, interior lighting, ceiling fan and electric, new gazebo roof October 2024
- Concrete retaining/garden wall along length of side yard including new landscaping, gardens and trees
- Extensive new landscaping
- Resurfaced driveway and oversize parking pad
- New concrete walkways at front and both sides of house
- Small engineered wood deck outside kitchen for trash and recycle bins
- Enclosed playground or dog run with rubber mulch and 6' wood fencing- 2024
- Garden shed
- Deep flat back yard

All information herein is deemed reliable but not guaranteed by the Broker. Some photographs may include virtual staging; virtual furnishings are not included in the sale.





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