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CHRISTIE'S
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COXBY'S ESTATES III
3754 COLLIERS DRIVE

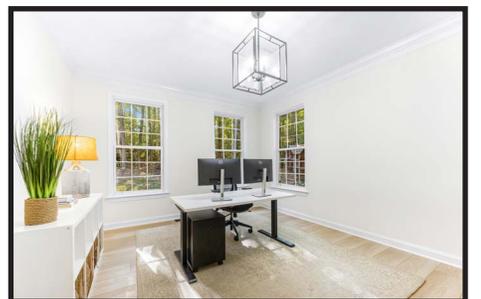
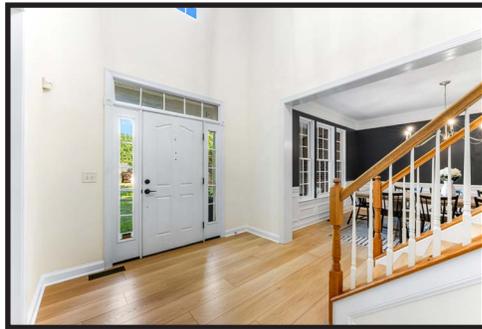


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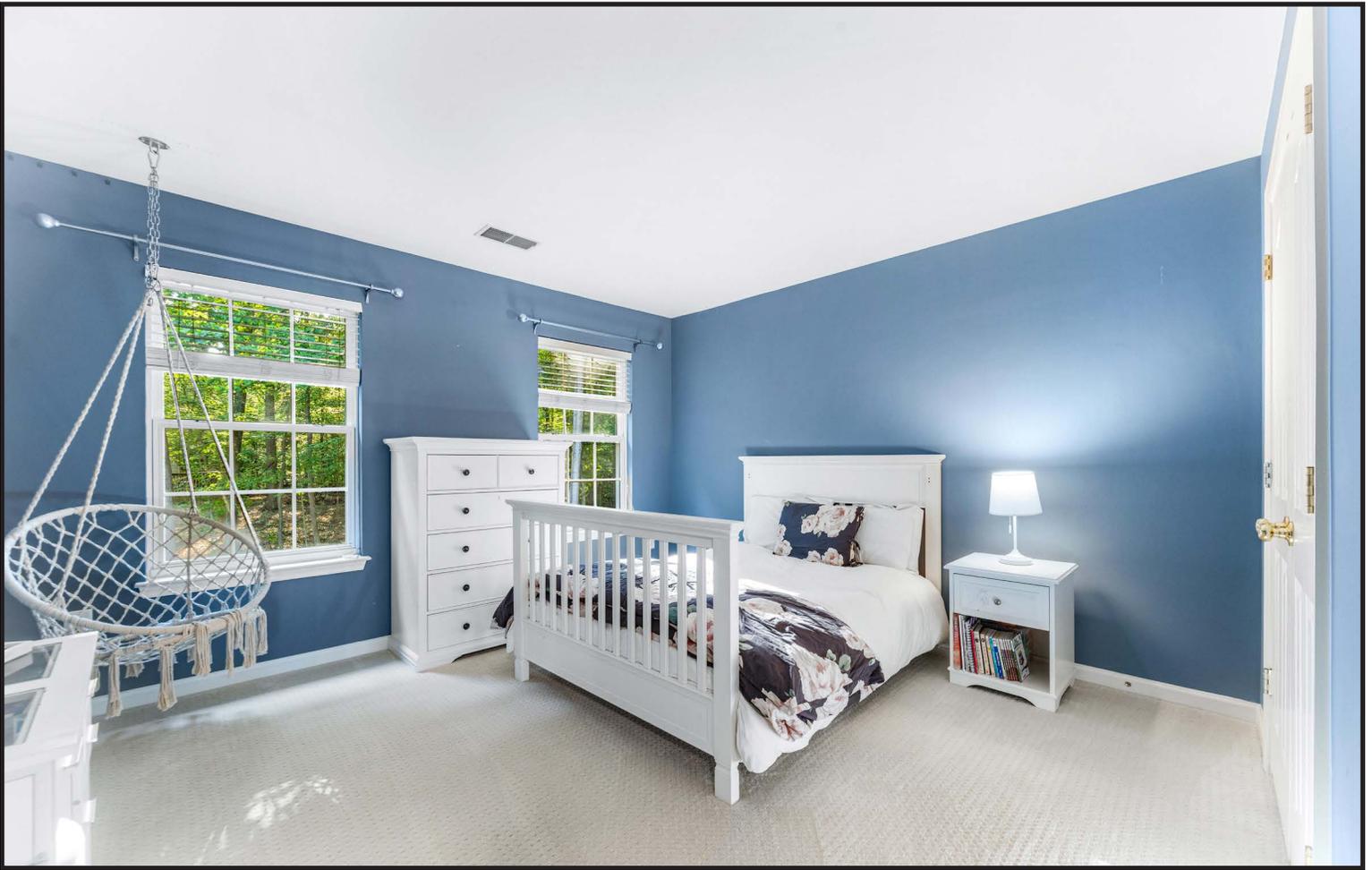
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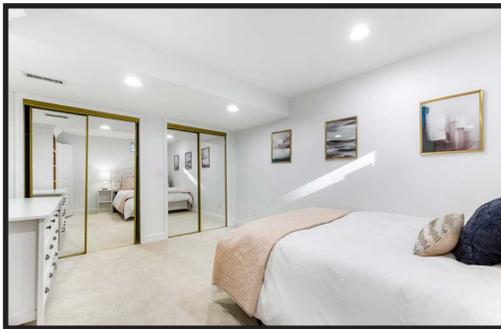
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FOYER 19'6" X 9'4"

- Paneled entry door with transom and sidelights
- Two-story
- Wide plank hardwood flooring
- Open oak staircase with hardwood handrails and painted spindles
- Window above main entry
- Built-up crown molding
- Hanging lantern
- Barrel-vaulted passage to Family Room with closet, wall niche and recessed light
- Wide cased portals to Living Room and Dining Room

LIVING ROOM 17'6" X 14'7"

- Wide plank hardwood flooring
- Walk-in bay window and additional triple window
- Built-up crown molding

DINING ROOM 13'11" X 12'8"

- Wide plank hardwood flooring
- Triple window
- Built-up crown molding
- Chair rail with wainscot moldings
- Six-light chandelier
- Access to Kitchen

FAMILY ROOM 19'11" X 15'9"

- Two-story
- Wide plank hardwood flooring
- Gas fireplace with colonial mantel, slate surround and hearth
- Wraparound 2-story window wall
- Full-width banister overlook from Upper Level hall
- Concealed staircase to Lower Level
- Access to Kitchen
- French doors to Office

OFFICE 15'3" X 12'8"

- Wide plank hardwood flooring
- Three windows
- Built-up crown molding
- Hanging lantern

KITCHEN 25'9" X 18'10"

- Wide plank hardwood flooring
- Antique white recess-panel wood cabinetry including island/breakfast bar, 42" wall cabinets, pull-out trash/recycle bins, lazy-Susan base cabinet, dovetailed drawers and matching crown trim
- Granite counters
- Ceramic tile backsplashes
- GE stainless steel French door refrigerator

- LG stainless steel 5-burner gas range
- LG stainless steel built-in microwave
- Maytag stainless steel dishwasher
- Stainless steel undermount double sink with filtered water dispenser
- Large breakfast area with 2 triple windows with custom shades and pendant light with woven shades
- Additional window and window at sink with custom shades
- Exit door with transom
- Recessed lighting
- Back staircase (joins main staircase) to Upper Level
- Access to Hall with closet, access to Laundry Room and Powder Room with chest vanity with solid surface top, undermount sink, framed mirror with overhead lighting and exhaust fan

LAUNDRY ROOM 10'5" X 6'6"

- Slate floor
- GE Profile washer and dryer
- Window with pleated shade
- Access to Garage

GARAGE

- Two-car
- Finished
- Automatic door openers

UPPER LEVEL

HALL 22'11" X 9'6"

- Landing for main staircase with banister overlook to Foyer
- Banister overlook to Family Room
- Wide plank hardwood flooring
- Built-up crown molding
- Ceiling lights

PRIMARY BEDROOM

21'11" X 17'0"

- Laminate wood flooring
- Tray ceiling
- Two windows
- Ceiling fan with light
- Two large walk-n closets

PRIMARY BATH 14'6" X 11'11"

- Ceramic tile floor and tub platform
- Vanity/dressing table and additional vanity each with solid surface top and seamless sink, plate glass mirror, overhead lighting and mirrored medicine cabinet
- Non-jetted Jacuzzi soaking tub with recessed light
- Ceramic tile shower stall with sliding glass doors
- Water closet with exhaust fan
- Double window at tub
- Linen closet

BEDROOM 2 13'11" X 12'8"

- Wall-to-wall carpeting
- Triple window
- Double closet
- Pull-down attic stairs

BEDROOM 3 12'6" X 12'0"

- Wall-to-wall carpeting
- Three windows
- Double closet

BEDROOM 4 14'4" X 12'8"

- Wall-to-wall carpeting
- Two windows with plantation blinds
- Double closet

HALL BATH 9'3" X 5'6"

- Marble finish porcelain tile floor
- Chest vanity with solid surface, undermount sink, plate glass mirror and overhead lighting with glass shades

- Tub/shower combination with ceramic tile surround
- Ceiling light
- Exhaust fan

LOWER LEVEL

CLUB ROOM 20'6" X 12'7"

- Carpeted staircase access from Family Room
- Wall-to-wall carpeting
- Custom built wet bar with granite tops, 3 illuminated arched display cases with mirror back walls and glass shelving, stainless steel sink and Frigidaire stainless steel compact refrigerator
- Illuminated niche with built-in base cabinets
- Recessed lighting
- French doors to Recreation Room

RECREATION ROOM

29'10" X 21'9"

- Wall-to-wall carpeting
- Custom built-in entertainment center including base cabinets, storage cabinets, glass-door component cabinets, bookcases and large TV niche
- Transom window
- Recessed lighting
- Under-stair storage closet

GUESTROOM/BONUS ROOM

14'0" X 10'5"

- Wall-to-wall carpeting
- Transom window
- Built-in bookcase
- Two closets
- Recessed lighting

BATH 10'11" X 5'7"

- Stone finish ceramic tile floor
- Chest vanity with solid surface top and seamless sink, matching framed mirror and wall sconce lighting
- Tub/shower combination
- Exhaust fan

UTILITY ROOM 24'4" X 21'3"

- Unfinished
- HVAC unit with gas heat
- Rheem gas-fired water heater
- Culligan well water conditioning system
- Wooden storage shelving

STORAGE ROOM

16'0" X 12'8"

- Partially finished
- Transom window
- Exit door with 9-pane window
- Recessed lighting
- Track lighting

EXTERIOR

- Brick front with beaded vinyl siding
- Architectural asphalt shingle roof
- Covered front porch with classic columns
- Concrete rear patio flows to pool area
- Heated in-ground pool with spa and waterfalls, diving rock, concrete pool decking and 2-tier patios, bluestone pool coping and patio steps
- Stacked stone cooking center and snack bar with bluestone counters, Delta Heat stainless steel gas grill and 2-burner cooktop, stainless steel compact refrigerator and stainless steel storage cabinets
- Emergency generator
- Landscaped and partially wooded 1.03 acres in the much-sought-after Coxby's Estates community of Edgewater

All information contained herein deemed reliable but not guaranteed by the Broker





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