

PROPERTY amenities

1 6 1 5 H I D D E N F A L L S C O U R T | L E D G E V I E W

PROPERTY DETAILS



YEAR BUILT:
2016



BUILDER:
Radue



ROOF:
Asphalt | 2016



WINDOWS:
Pella | 2016
Blinds Included

EXTERIOR: 2-Story | Brick & Vinyl Siding | Stamped Concrete Partially Covered Patio | Spacious Covered Front Porch | Gas Hook-Up on Patio | Brick Light Post with Address | Extensive Low-Maintenance Professionally Landscaped with Privacy Hedge in Backyard | On a Cul-de-sac Street

SwimSpa and Automatic Convana Cover with a Lock Key System | Custom Designed Composite Deck Surround with Stamped Concrete Patio Area | Installed in 2024

GARAGE: 3-Stalls | Finished Walls | Epoxy Flooring | Electrical Run for Heater | Custom Built-In Cabinets with Countertop | Upper Storage Shelving | Row of Coat Hooks | Additional Open Shelving Flanking Entrance to House | Central Vacuum Hook-up | Two 240-Volt Outlets for EV Charging Units (Units Not Included) | Service Door to Cover Patio in Backyard | Stairs to Lower Level | Drains

MECHANICALS: 3-Zones HVAC - Gas Heat and AC | Tankless Water Heater 2025 | Water Softener (Owned) | 2019 | Sump Pump | Radon Mitigation System | Central Vacuum | Martin Security System

APPLIANCES: Two Sets LG Washer and Dryer (Gas) | LG Refrigerator 2021 | LG Range/Oven (Gas) 2019 | LG Microwave 2019 | LG Dishwasher 2025 | Additional Refrigerator
Lower Level: Frigidaire Refrigerator | Frigidaire Range/Oven | Dishwasher | Frigidaire Microwave



.505

ACREAGE



5,250

TOTAL SF



1,552
MAIN LEVEL
2,146
UPPER LEVEL
1,552

LOWER LEVEL



6

BEDROOMS



4.5

BATHROOMS

PROPERTY FEATURES

Like-New Spacious, Light and Bright Home with Several Spaces for Large Gatherings or Quiet Evenings | Additional Full Kitchen in Lower Level | Cozy Wood Burning Fireplace in Great Room and Gas Fireplace in Lower Level | Located on a Peaceful Cul-de-sac | Park-Like Lot with Ample Area for Outdoor Activities and Entertaining | Spacious Front Porch Perfect for Morning Coffee or Watching Sunsets | Close to Schools, Dining and Shopping

EXCLUSIONS

- TVs (Mounting Hardware Included)
- Play Set and Trampoline
- EV Units
- Personal and Staging Items

INCLUSIONS

- Kitchen Appliances in Main Level and Lower Level, Additional Refrigerator and Two SetsdWasher and Dryer
- Shelving in Garage

ROOM details

1615 HIDDEN FALLS COURT | LEDGEVIEW



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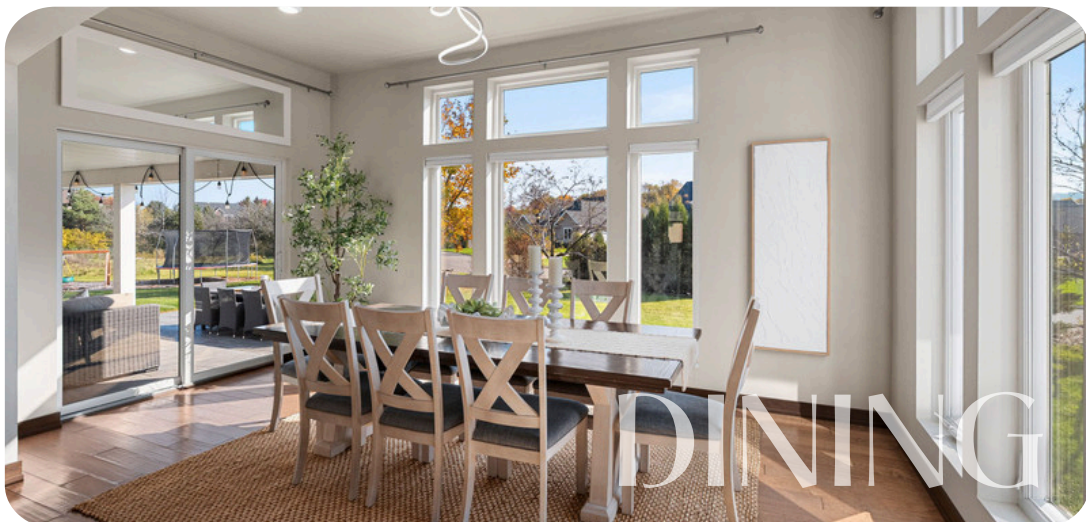
- Front Door with Lite & Sidelites
- Arched Opening to Great Room
- Designer Chandelier
- French Doors Coat Closet
- Stairs to Upper and Lower Levels
- Engineered HW Flooring



- Wall of Windows with Transoms Overlooking Backyard
- Wood Fireplace with Ambient Lighting on Stone Surround & Wood Mantel
- Recessed Lighting
- Ceiling Fan with Light
- In-Floor Electric Outlet
- Engineered HW Flooring



- Windows Overlook Front Yard
- Niche with Lighting
- Designer Chandelier & Wall Scones
- Arch Opening to Great Room & Kitchen



- Wall of Windows with Transoms Overlooking Backyard and Additional Wall of Windows with Transoms Overlooking Side Yard
- Glass Patio with Transom Leading to Covered Patio
- Designer Light Fixture
- Engineered HW Flooring



KITCHEN

- Large Fitted Island with Breakfast Bar, Sink, Dishwasher and Ample Storage
- Large Fitted Walk-In Pantry
- Custom Cabinets with Under Cabinet Lighting
- Designer Light Pendants
- Reverse Osmosis
- LG SS Refrigerator, Range/Oven, Dishwasher and Microwave
- Granite Countertops
- Tile Backsplash
- Engineered HW Flooring



LOCKER ROOM

- Tons of Storage
- Double Hung Window with Transoms Overlooking Front Yard
- Custom Cabinets Include Benches Floor to Ceiling
- Additional Refrigerator
- Engineered HW Flooring



OFFICE

- Wall of Windows Overlooking Backyard with Transoms
- Glass French Doors
- Designer Light Fixture
- Engineered HW Flooring



HALF BATHROOM

- Window Overlooking Side Yard
- Vanity with Mirror, Solid Surface Countertop, Sink and Storage
- Luxury Vinyl Flooring

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UPPER LEVEL

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PRIMARY BEDROOM

- Windows Flanking Area for Bed Overlooking Side yard & Double Hung Window Overlooking Side Yard
- Tray Ceiling
- Ceiling Fan with Light
- Recessed Lighting
- Engineered Hardwood



PRIMARY BATHROOM

- Window Overlooking Side Yard
- Double Sink Vanity with Storage, Granite Countertops, Mirrors
- Doorless Tiled Walk-In Shower with Rain and Mounted Shower Heads
- Open to Walk-In Closet
- Recessed Lighting
- Tile Flooring



LAUNDRY ROOM

- Window Overlooking Backyard
- Two Sets LG Washer and Dryers (Included)
- Stacked Stone Accent Wall & Backsplash
- Solid Surface Countertops
- Designer Light Fixtures
- Ample Custom Cabinets
- Luxury Vinyl Flooring



BATHROOM THREE

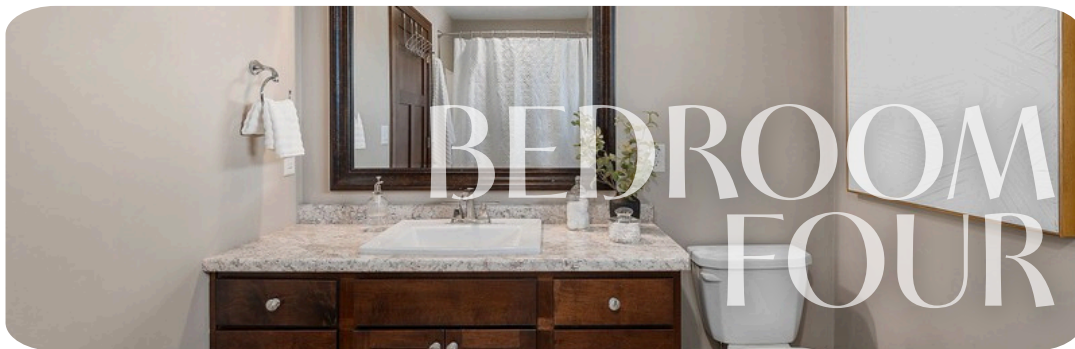
- Double Sink Vanity with Storage, Mirror and Designer Light Pendants
- Pocket Door to Shower and Toilet
- Luxury Vinyl Flooring



- Double Hung Window with Transoms Overlooking Backyard
- Cathedral Ceiling
- Ceiling Fan with Light
- Two Double Door Fitted Closets
- Carpet Flooring



- Double Hung Window with Transoms Overlooking Front Yard
- Cathedral Ceiling
- Ceiling Fan with Light
- Walk-In Closet
- Carpet Flooring



- Vanity with Sink Storage Lighting and Mirror
- Tub/Shower Insert
- Linen Closet
- Luxury Vinyl Flooring



- Double Hung Windows Overlooking Side Yard
- Ceiling Fan with Light
- Walk-In Closet
- Carpet Flooring



- Double Hung Window Overlooking Side Yard
- Ceiling Fan with Light
- Walk-In Closet
- Carpet Flooring

ROOM details

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LOWER LEVEL

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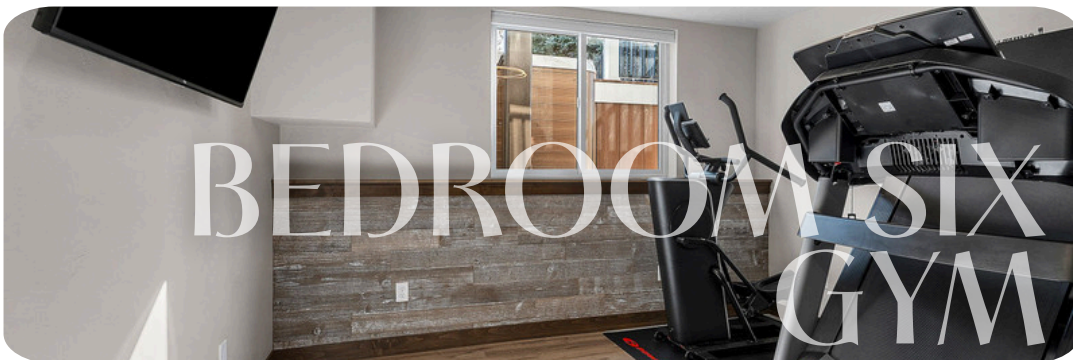
- Large Island with Barstool Seating on Both Sides and Storage
- Custom Cabinets with Open Display Shelving and Under Cabinet Lighting
- Designer Light Pendants
- Frigidaire SS Refrigerator, Range/Oven, Dishwasher and Microwave
- Tile Backsplash
- Luxury Vinyl Flooring



- Two Double Hung At-Grade Windows
- Gas Fireplace with Stone Surround
- Open to Kitchen
- Recessed Lighting
- Luxury Vinyl Flooring



- At-Grade Windows Overlooking Backyard
- Designer Light Fixture
- Recessed Lighting
- Luxury Vinyl Flooring



- At-Grade Window
- Closet
- Luxury Vinyl Flooring



- Vanity with Sink Storage Lighting and Mirror
- Shower Insert
- Luxury Vinyl Flooring