

**5223 Brook View Road
Special Features and Upgrades**

Exterior Features

- Rare opportunity in the Lower Ballard section of Old Trail.
- Located across the street from protected green space with mountain views.
- Enjoy the outdoors on the screened porch with beautiful mahogany floors at the rear of the home.
- Stacked covered decks at the front of the home are the perfect spots to enjoy the peaceful views.
- Rear-entry two-car garage features extra storage space, and walk-up stairs to the floored, unfinished attic space.

Interior Features

- Stunning 5 bedroom, 3.5 bathroom home with elevator rarely found in Old Trail!
- Hardwood floors throughout the main level, high-end trim details and neutral paints throughout the home.
- The living room/study to the left of the foyer features two sets of French doors with transoms above making this a great work from home space or quiet reading area.
- Formal dining room to the right of the foyer features chair rail and space to gather.
- The great room boasts a gas fireplace with granite surround and French doors leading to the screened porch.
- Updated kitchen boasts white cabinets with granite counters, 5 burner gas range, and new white bespoke refrigerator, dishwasher and double wall oven.
- Large breakfast nook features white shutters and a wine bar area.
- Home elevator for accessibility serves first and second levels.
- Second floor boasts hardwood floors in the hallway and access to the second covered deck.
- Primary suite features a large custom walk-in closet, with an ensuite bathroom featuring jetted soaking tub, frameless glass shower with handrails, and dual sink vanity with granite countertop.
- Three large bedrooms each feature walk-in closets and share a full hall bathroom with walk-in bathtub and double sink vanity.
- Laundry area with washer and dryer, utility sink and extra storage, on the second floor for convenience.
- The third floor features a rec room, full bathroom and fifth bedroom and is a great space for guests, in-laws or teens!



Information provided by homeowners is considered accurate but not guaranteed.