

# 9305 Snowhill Estates Lane



REALTOR®

## *Shown by Appointment*



- 4 Bedrooms—2½ Baths—3,248 Sq. Ft.
- Kitchen w/Island & Whirlpool  
Downdraft Cook Top; Wall Microwave
- 24 Hour Monitored Security System
- Master Suite w/Super Whirlpool Bath:  
Separate Dbl Shower w/Seat; Vanity  
w/Sitting Area
- 2-Story Great Room w/Direct Vent Gas  
Fireplace
- 1/2 Acre Cul-de-sac Wooded Lot w/  
Mature Landscaping
- 2-Story Foyer w/Hardwood Floor
- GE Front Loading Washer & Dryer
- Large Wood Deck Overlooking  
Wooded Rear Area w/Fire Pit



## *Barbara Novitsky*

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*Each Office is Independently Owned & Operated*



Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

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## A Master Blend of Secluded Elegance and Spa Living

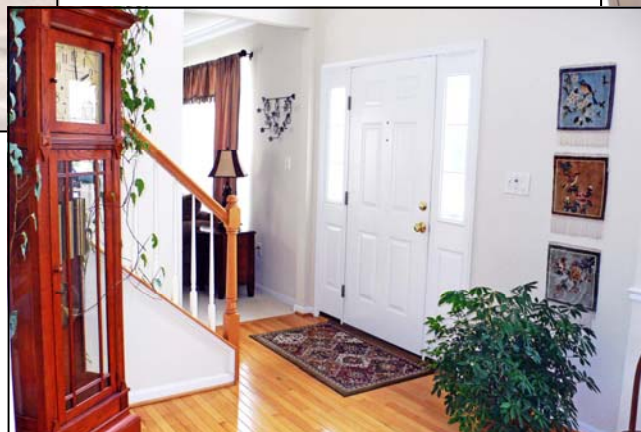
Main entry is through a 2-Story Foyer w/gleaming Hardwoods and a graceful right-angle Main Stairway. Touches of style abound. A Gourmet Kitchen hosts ample 42 inch Light Maple Cabinets, a Side-by-side Refrigerator w/Ice & Water through-the-door, Stainless Steel Double Sink, Double Microwave/Wall Oven, Dishwasher, Disposal and convenient Center Island w/Whirlpool Downdraft Cook top. Open the Pantry door and for a surprise of space galore. Let's not forget the sun-filled Breakfast Room w/sliders leading to a large Rear Deck. A formal Dining Room w/Crown Molding and Chair Rail yields an elegant place for fine dining. Adjacent to the Dining Room is a Columned, 2-Story Great Room with a full wall of windows adding plenty of light. The Great Room also houses a Heat-N-Glo Direct Vent Gas Fireplace with Wooden Mantel and designer Marble Hearth/Surround. Next, stroll by the formal Living Room w/Crown Molding on your way to the large Main Floor Study/Library. A Powder Room, Closet, Laundry Room and Garage Access complete the Main Level.

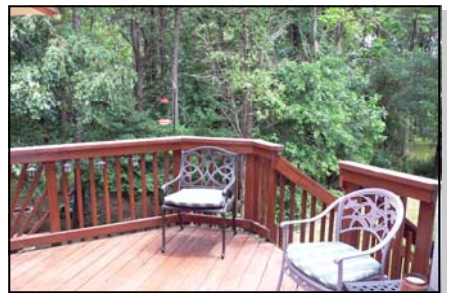
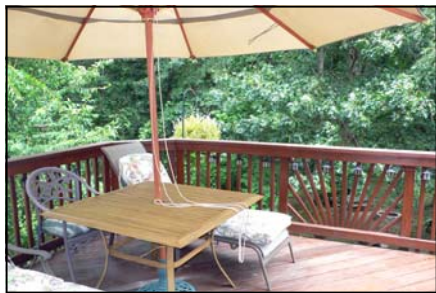
The Upper Level provides a Full Bath, Linen Closet, dramatic Hallway Great Room Overlook and 4 Bedrooms. Embrace the luxurious Master Suite with its integrated Sitting Room, Cathedral Ceiling, Remote Controlled Ceiling Fan, huge Walk-in Closet and Super Bath to meet every pampered expectation. The Master Bath has a large raised Whirlpool Tub, separate Double Shower w/Seat, and Vanity with Dual Sinks and ample Makeup Desk area.

The Lower Level offers a Walk-out Basement w/Sliders. It provides an additional 1,576 square feet of insulated area ready to finish to your exact specifications. A rough-in for a Full Bath is included. There is plenty of space for a very large Recreation Room, 5th Bedroom and other areas to suit.



Some Useful Property Facts	
Heating	Natural Gas Forced Air
Hot Water	Natural Gas
Cooling	Electric
Living Area	3,248 Sq. Ft.
Lot Size	22,638 Sq. Ft. 0.52Acres
Year Built	2000





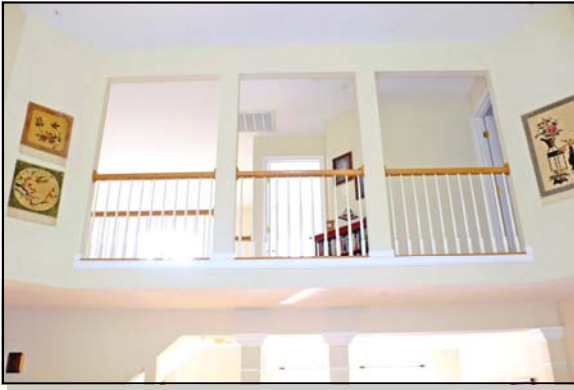


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# Sit and Enjoy Wooded Seclusion

## APPROXIMATE ROOM DIMENSIONS

Level	Room	Flooring	Dimensions
MAIN	2-Story Entry Foyer	Hardwood	12 x 7
MAIN	Living Room	Carpet	13 x 12
MAIN	Dining Room	Carpet	13 x 11
MAIN	2-Story Family Room	Carpet	19 x 19
MAIN	Kitchen	Hardwood	14 x 10
MAIN	Pantry	Hardwood	9 x 5
MAIN	Breakfast Room	Hardwood	14 x 10
MAIN	Library/Den	Carpet	15 x 11
MAIN	Powder Room	Hardwood	5 x 5
MAIN	Garage	Concrete	20 x 20
MAIN	Laundry Room	Vinyl	7 x 6
MAIN	Deck	Wood	16 x 16
UPPER	Master Bedroom w/Sitting Room (10 x 7)	Carpet	21 x 16
UPPER	Master Bath	Ceramic	12 x 8
UPPER	Bedroom 2	Carpet	13 x 11
UPPER	Bedroom 3	Carpet	12 x 11
UPPER	Bedroom 4	Carpet	11 x 10
UPPER	Family Bath	Ceramic	9 x 5
LOWER	Huge Unfinished Basement	Concrete	1,576 Sq. Ft.



