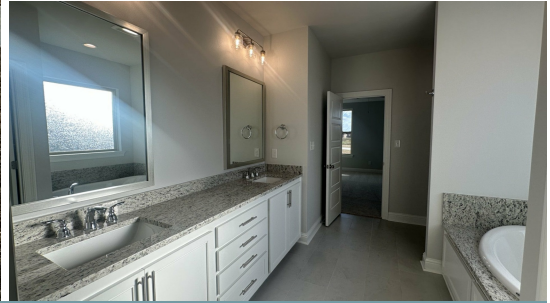


MOVE-IN READY



36139 Belle Parc Avenue

2,019
SQ.FT

3
BEDS

2.0
BATHS

244
LOT

\$412,610

Columbus A floorplan underway on a corner lot in Belle Savanne! This one story, spacious and open plan features 3 bedrooms, 2 full baths and an office with just over 2000 sq ft! Enter this home from the charming front porch with a hanging gas lantern into the foyer which leads you to the office and then the open living and dining. The living room features a vent-less gas fireplace with a granite surround and the option to add "optional" built in wall units. The gourmet kitchen is separated from the living and dining area by an exposed beam and features custom painted cabinets with under cabinet lighting and 5" hardware pulls, large center island with sink and two overhanging pendant lights, 3 cm White Ice granite, 3x6 Ice White subway tile backsplash, stainless appliances including 30" gas cooktop and single wall oven, pot filler over the cooktop and a walk-in corner pantry. The master suite is located off the rear of the home and features a spa like bath with a separate tub and custom job built tiled shower with a seamless shower door, framed mirrors, dual sinks with granite countertops and a huge walk-in closet! Bedrooms 2 and 3 are on the opposite side of the home and share a hall bath. Beautiful laminate vinyl wood plank flooring throughout living, dining, kitchen and office, oversized tile in wet areas and plush carpet in all bedrooms. There is a mudroom located off the garage entry with space for an "optional" built-in mud bench or desk. Patio will be plumbed for gas grill! The yard will be professionally landscaped and fully sodded.

*The completed pictures are not of the actual home but are of the same floorplan: colors and options may vary



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