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We hope that you enjoy this state-of-the-art presentation, and we would enjoy hearing your comments.

Thank You,

**Allyson Fritz & Sandy Pirosko
Coldwell Banker Real Estate Services
3244 Washington Road
McMurray, PA 15317 United States
Licensed To Practice Real Estate in Pennsylvania, USA
Allyson Ann Fritz - PA License RS 102776A
Sandra A. Pirosko - PA License RS 132374A**

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**COLDWELL
BANKER** 
REAL ESTATE SERVICES

*W*elcome to
1009 Woodridge Drive
North Strabane

**Spacious 4 Bedroom
Home with Fenced
Back Yard.... Great
Neighborhood & Great
Location!**

Marketed Exclusively by
**COLDWELL BANKER
REAL ESTATE SERVICES**

*Allyson Fritz &
Sandy Pirosko*



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Welcome to 1009 Woodridge Drive. This quality constructed four bedroom home is situated in an excellent neighborhood and includes a bright open floor plan, spacious room sizes and tasteful décor throughout. Built by award winning Heartland Homes, this fine home offers excellent curb appeal and is much larger than it appears. Some of the exterior features include a level asphalt driveway, rear entry two-car garage, concrete entrance walk, covered front porch, attractive landscaping, great fenced back yard and large deck with great view.

Once inside you will find main level features like an open foyer, bright family room with cathedral ceiling, gas fireplace and plenty of natural light, plus a family size dining room, first floor laundry located just off the kitchen and convenient powder room. You will love the well designed kitchen that includes attractive oak cabinets, fully equipped with quality appliances, separate pantry and sliding glass door that opens to the deck. You also will enjoy the first floor master bedroom with private bath and spacious additional main level bedroom perfect as a guest room or den. The upper level offers two additional bedrooms with plenty of windows and closet space, and a well appointed hall bath. The lower level is nicely finished and includes a large game room perfect for sports parties and movie night, a full kitchen, a powder room ready to finish into a full bath, access to the garage, plus plenty of closet and storage space.

The location is perfect, with easy access to shopping, restaurants, entertainment, casino/racetrack, major traffic routes (RT. 19, I-79 & I-70) and served well by the Canon McMillan School District. As a discriminating buyer you are sure to see the quality and value offered at 1009 Woodridge Drive. Hurry!

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EXTERIOR ENTRY

Excellent curb appeal

Asphalt driveway and
concrete entrance walk

Attractive landscaping

Much larger than it appears!



close



EXTERIOR ENTRY

Covered front porch
Full-length glass storm door

Welcome Home!

FOYER 8x6

Upgraded entrance door
with glass panel

Exposed hardwood floor
and custom painted walls

Ceiling light fixture

Coat closet

Open to the family room and
dining room



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**FAMILY ROOM
18x16**

Light beige carpeting and
custom painted walls

Cozy gas fireplace with slate
hearth and antique style
mantel surround

Wall mounted TV's
throughout are negotiable



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**FAMILY ROOM
18x16**

Soaring Dutch style cathedral
ceiling with ceiling fan

Boxed Palladian style
window provides plenty of
natural light



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DINING ROOM
14x13

Spacious and open family
size dining room

Light beige carpeting and
custom painted walls

Two windows overlook the
side property



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**DINING ROOM
14x13**

Ceiling fan/light fixture

Perfect for holidays, dinner parties and everyday dining as well



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KITCHEN 14x10

Well designed kitchen with
plenty of cabinet and
counter space

Exposed hardwood floor
and custom painted walls

Two ceiling light fixtures

Breakfast/snack bar extends
into the dining room



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KITCHEN 14x10

Light oak cabinets nicely
accented by laminate
countertops

Open to the dining room

Double bowl stainless steel
sink with disposal



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KITCHEN 14x10

Appliances include:

Maytag built-in dishwasher

Jenn-air electric stove

GE Portable microwave oven

Jenn-air refrigerator



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KITCHEN 14x10

Pantry closet provides additional storage space
Access to the nicely concealed laundry area
(washer & dryer do not stay)
Andersen sliding glass door opens to the deck

**MASTER BEDROOM
15x14**

Warm and inviting 1st floor
master bedroom

Light beige carpeting and all
neutral décor

Ceiling fan/light fixture

Two windows overlook the
rear property



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MASTER BEDROOM 15x14
"His & her" double door closets
Access to a private bath

MASTER BATH

Well maintained private master bath

Ceramic tile floor and all
neutral décor

Oak vanity and matching oak
mirrored medicine cabinet and
light fixture

Private area for the commode and
shower surround

Overhead exhaust fan

Linen closet



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BEDROOM #2 12x12

Conveniently located on the 1st floor
Light beige carpeting and all neutral décor
Two windows overlook the front property
Large double door closet

POWDER ROOM

Conveniently located off the
main hallway

Ceramic tile floor and all
neutral décor with decorative
top border

Oak vanity, wall mirror and
light fixture

White commode, plus an
overhead exhaust fan



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Upper Level

BEDROOM #3
13x12

Light beige carpeting and
custom painted walls

One window overlooks the
side property

Walk-in closet



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**BEDROOM #4
12x11**

Light beige carpeting and
custom painted walls

One window overlooks the
side property

Single door closet



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HALL BATH

Ceramic tile floor and all
neutral décor

Oak vanity and matching oak
mirrored medicine cabinet
and light fixture

White tub/shower surround

White commode, plus an
overhead exhaust fan

Linen closet located in the
hallway



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Lower Level

GAMEROOM
21x17

A favorite spot for family fun
and informal entertaining

Plenty of closet and storage
space includes a large
walk-in cold storage room

Berber carpeting and all
neutral décor



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**GAMEROOM
21x17**

Ceramic tile entry at the base
of the stairs provides access
to the garage

Plenty of room for your
exercise equipment or
pool table

Two overhead fluorescent
light fixtures



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**LOWER LEVEL
KITCHEN 14x11**

Exposed concrete floor

Well equipped full kitchen
ideal for entertaining or
in-law/teen suite

Walnut cabinets, laminate
countertops and stainless
steel sink

GE electric stove, Gold Star
microwave oven & GE
refrigerator

Exterior door opens to the
patio and rear property



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LOWER LEVEL BATH
(Just needs a shower stall)

Ceramic tile floor and all
neutral décor

Oak vanity, large wall mirror
and decorator light fixture

White commode plus an
overhead exhaust fan

Plumbed for a shower



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Additional Features & Information

UTILITIES

Nicely concealed utility closet
Bryant gas forced air furnace
Central air conditioning (2014)
Rheem 40 gallon capacity hot water heater

GARAGE

Oversized rear entry two-car garage
Two single size insulated garage doors with glass panels and auto openers
A floor drain and plenty of additional storage space



DECK 16x10

Deck is nicely finished, well maintained and offers a nice view of the surrounding neighborhood
Easily accessible from the kitchen and ideal for relaxing, entertaining, outdoor cooking and dining alfresco

DECK VIEW

Nice view of the back yard
and surrounding
neighborhood



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YARD

Great fenced yard with plenty of room for pets and play



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YARD

Attractive landscaping

Plenty of room for
your garden



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EXTERIOR BACK

Small concrete patio off the lower level with access to the yard and driveway

Includes a custom built storage shed



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**CONVENIENT
LOCATION!**

Get Driving Directions

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HURRY!

Allyson Fritz 724-986-4401
Sandy Pirosko 412-298-0980

*Allyson Fritz &
Sandy Pirosko*



Professional Photography
by Bill Watson.



Buyers...

If You're Serious About Finding That Perfect Home...
Take advantage of Allyson & Sandy's **FREE** Service!

Here's how it works. All you do is call or email us with the criteria of your "dream home" (i.e. price range, location, number of bedrooms, etc.), and we will send you, via email the new listings that are listed by all companies in the West Penn Multi-List as they become available. No need to search the newspaper or the Homes Guide. When you work with us you'll know about the homes before they get to the newspaper or Homes Guide!

Then, when a home becomes available that you would like to view, call us and we will make an appointment to show you the home ASAP. It's that simple! Don't wait, the good ones go *FAST!*

*Allyson Fritz &
Sandy Piresko*



Sellers...

If you're going to be selling your home, contact us to find out how to get your property on a state-of-the-art 3-D Online Brochure like this one. This is just one of our many successful marketing tools that keeps us consistent "Top Producers" when it comes to selling real estate!

Remember...our goal is the same, to get your property



*Allyson Fritz &
Sandy Pirosko*



**COLDWELL
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REAL ESTATE SERVICES

Coldwell Banker Real Estate Services
3244 Washington Road
McMurray, PA 15317



Allyson Fritz
724-942-1200 Ext. 253
724-986-4401 Cell



Sandy Pirosko
724-942-1200 Ext. 249
412-298-0980 Cell

For more information contact:



*Allyson Fritz &
Sandy Pirosko*



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