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BANKER** 

REAL ESTATE SERVICES

New technology has permitted me to offer you this unique electronic 3-D Online Brochure. I pride myself on staying at the forefront of technology.

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

Thank You

Bonnie Loya

International President's Elite, Platinum Award Winner & Five Star Real Estate Agent

Coldwell Banker Real Estate Services

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Licensed To Practice Real Estate in Pennsylvania

PA License RS 220257L



This state-of-the-art online brochure is a product of

SUNSHINE GRAPHICS

412-831-1106

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Proudly Presents
**218 Walnut Drive
Nottingham Township**

**Excellent Curb Appeal,
Loaded with Upgrades,
Tasteful Décor &
Gorgeous Corner Lot!**

Marketed Exclusively by
**COLDWELL BANKER
REAL ESTATE SERVICES**
& Bonnie Loya
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218 Walnut Drive
Nottingham Township
Home Sweet Home



Welcome to 218 Walnut Drive. This spacious four bedroom home is loaded with upgrades and offers a great attention to detail both inside and out. From the moment you arrive you will quickly realize that this home is truly something special. Situated in the desirable "Walnut Ridge" neighborhood, this fine home offers excellent curb appeal on a large, beautifully landscaped corner lot. Some of the exterior features include an asphalt driveway, concrete entrance walk, covered front porch with open portico, Andersen double-hung windows, deluxe Colonial trim including shutters, attractive landscaping, custom designed stone patio and great yard with playset, picnic table and two sheds.

Once inside you will be impressed with the spacious room sizes, nicely flowing floor plan and tasteful décor throughout that includes custom painted walls in warm color tones. You will love the impressive foyer with cascading staircase, spacious living room with plenty of natural light, family size formal dining room, first floor laundry, plus a large open family room. The magnificent kitchen offers beautifully finished maple cabinetry, granite countertops, slate backsplash, large angled center island/breakfast bar, pantry, quality stainless appliances, and all open to the sun-drenched morning room with vaulted ceiling, wall of windows, sliding glass door access to your future deck and a beautiful view of the rear property. The upper level offers a large master bedroom with impressive double door entry, "his & her" walk-in closets, well appointed private bath with garden style soaking tub, plus three additional spacious bedrooms all with plenty of windows and closet space. The huge walk-out lower level is ready to finish and includes insulation, framing, recessed lights and rough-ins for a full bath.

The location is perfect with easy access to shopping, restaurants and major traffic routes. You are sure to appreciate the quality and value offered at 218 Walnut Drive. Hurry!

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**EXCELLENT
NEIGHBORHOOD**

"Walnut Ridge" is a well established, premium Nottingham Township neighborhood with a variety of home styles with manicured lots displaying the true pride of home ownership.



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EXTERIOR ENTRY

Excellent curb appeal on large, fabulous corner lot

Asphalt driveway

Concrete entrance walk



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EXTERIOR ENTRY

Covered front porch with
open portico

Deluxe Colonial trim
includes shutters

Attractive professional
landscaping



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Welcome Home!

FOYER 11x11

Impressive open foyer

Upgraded entrance door
with arched leaded
glass panel

Two windows flank the front
door providing plenty of
natural light

Attractive vinyl floor and
custom painted walls



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FOYER 11x11

Open cascading staircase with view of the upper hallway
Ceiling light fixture plus a chandelier in the stairway
Large coat closet

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LIVING ROOM
19x16

Oversized living room will accommodate all of your furniture

Beige Berber carpeting and custom painted walls



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LIVING ROOM 19x16

Three windows overlook the front property
Extra-wide opening to the family room

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DINING ROOM
13x13

Family size formal
dining room

Light beige carpeting and
custom painted walls with
chair rail



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DINING ROOM 13x13

Two windows overlook the front property
Attractive five-light brushed nickel chandelier
Access from the foyer and to the kitchen

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KITCHEN 27x13

Spacious eat-in kitchen with plenty of cabinet and counter space

Easy-care vinyl floor and custom painted walls

Attractive maple cabinetry nicely accented with granite countertops and attractive slate backsplash

Open to the morning room and family room



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KITCHEN 27x13

Large angled island/breakfast bar provides additional cabinet and counter space

Many recessed lights plus a bulkhead over the island with additional recessed lights

Oversized black granite sink with disposal and gooseneck faucet



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KITCHEN 27x13

Quality LG stainless appliances include:
Built-in dishwasher, Five-burner electric stove with smooth
surface cooktop & Under-cabinet microwave oven



****Side-by-side door refrigerator/freezer with exterior
ice and water dispenser is negotiable**

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KITCHEN 27x13

Large double door pantry closet and easy access to the 1st floor laundry room



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MORNING ROOM
19x12

Easy care vinyl floor

Custom painted walls and
vaulted ceiling

Five windows provide plenty
of natural light

Picturesque view of the rear
property and surrounding
countryside



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MORNING ROOM 19x12

Sliding glass door provides access to the future deck
Ceiling fan/light fixture

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FAMILY ROOM
21x15

Open to the kitchen for excellent family interaction

Beige Berber carpeting and custom painted walls

Three windows overlook the rear property



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FAMILY ROOM 21x15

Extra-wide opening to the living room (ideal for entertaining)

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POWDER ROOM

Conveniently located off the
entry hall

Vinyl floor and custom painted
walls in a faux finish

Maple vanity with solid surface top
and sink

Wall mirror with ceramic tile
accents and decorator light fixture

Overhead exhaust fan

White commode



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Upper Level

UPPER HALLWAY

Nice view of the foyer below



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MASTER BEDROOM
15x15

Warm and inviting master bedroom with impressive double door entry

Light beige carpeting and custom painted walls

Two windows overlook the rear property



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MASTER BEDROOM 15x15

Ceiling fan/light fixture
Two separate walk-in closets

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MASTER BATH

Impressive double door entry

Easy-care vinyl floor and
custom painted walls

"His & her" maple vanities
with solid surface top
and sink

Each with wall mirror and
decorator light fixture

Soaking tub with ceramic tile
deck and backsplash with
decorative trim tile



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MASTER BATH

Arched window and recessed lights
White commode and double size shower surround
Large double door linen closet

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BEDROOM #2 20x12

Beige Berber carpeting

Custom painted walls

Four windows overlook the front property

Large double door closet

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BEDROOM #3 17x11

Beige Berber carpeting and custom painted walls
Three windows overlook the front property
Large double door closet

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BEDROOM #4 12x11

- Light beige carpeting and custom painted walls
- One window overlooks the rear property
- Window seat with storage space underneath
- Two single door closets

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HALL BATH

Easy-care vinyl floor and
custom painted walls

Large maple vanity with solid
surface top and sink

Wall mirror and decorator
light fixture

Tub/shower surround

White commode and
overhead exhaust fan

One window & Linen closet



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Lower Level

BASEMENT

Lower level entry hall/mud room with ceramic tile floor



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BASEMENT

- Full walk-out basement ready to finish into quality living space
- Insulation on the exterior walls and all framed includes rough-in for a full bath
- Trane XR90 High Efficiency gas forced air furnace
- Rheem 50 gallon capacity hot water heater
- Central air conditioning
- Many recessed lights & Plenty storage space

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Additional Features & Information

1ST FLOOR LAUNDRY ROOM 6x7

Conveniently located just of the kitchen
Easy-care vinyl floor and custom painted walls
Single laundry tub and hook up for an electric dryer
Ceiling light fixture and wall mounted cabinet
Samsung stackable washer & dryer *are negotiable*

Lower Level

GARAGE 31x18

Oversized rear entry two-car garage
Double size garage door with glass panels and auto opener
Plenty of room for additional storage space and a floor drain

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PATIO

Custom designed stone patio
off the driveway with easy
access from the lower level



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PATIO

Perfect for relaxing, entertaining, outdoor cooking and dining alfresco

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YARD

Fabulous level corner lot
ideal for pets and play



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YARD

Beautifully landscaped and
well maintained



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YARD

Plenty of room for your garden and even a pool!



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YARD

Boat playset, picnic table and sandbox are included
Two separate sheds provide additional storage

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YARD

Your dream yard is here...



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EXTERIOR BACK



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Floor Plan

MAIN LEVEL



*This floor plan is for visual demonstration only.
Room size and scale are not necessarily correct.
This information is not guaranteed and subject to
change without notice.*

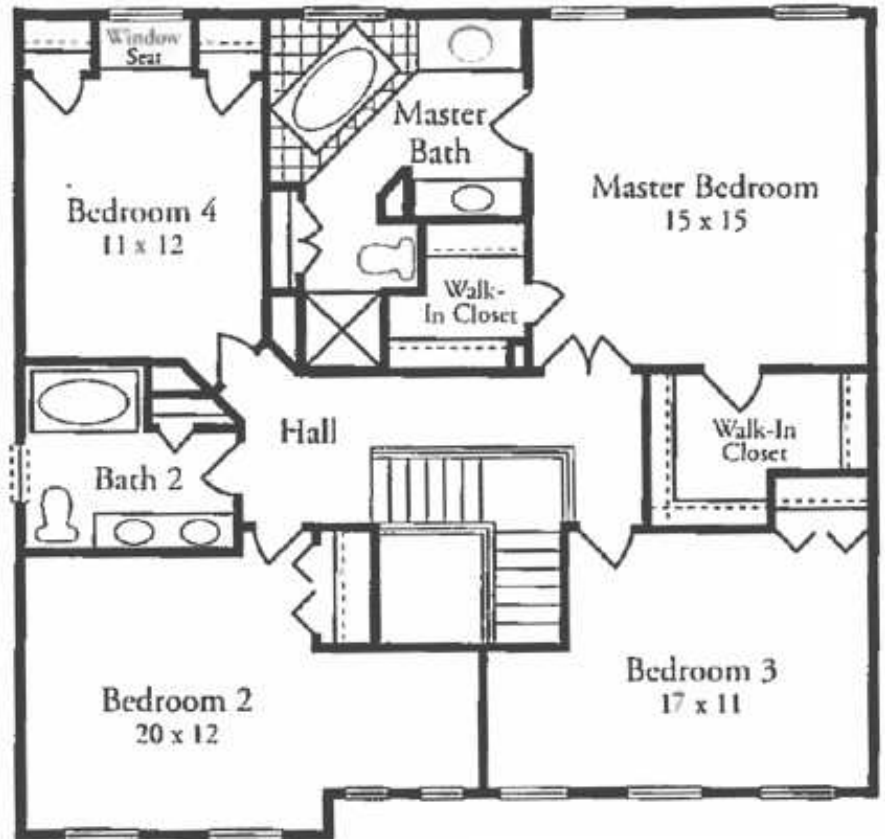
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Floor Plan

UPPER LEVEL



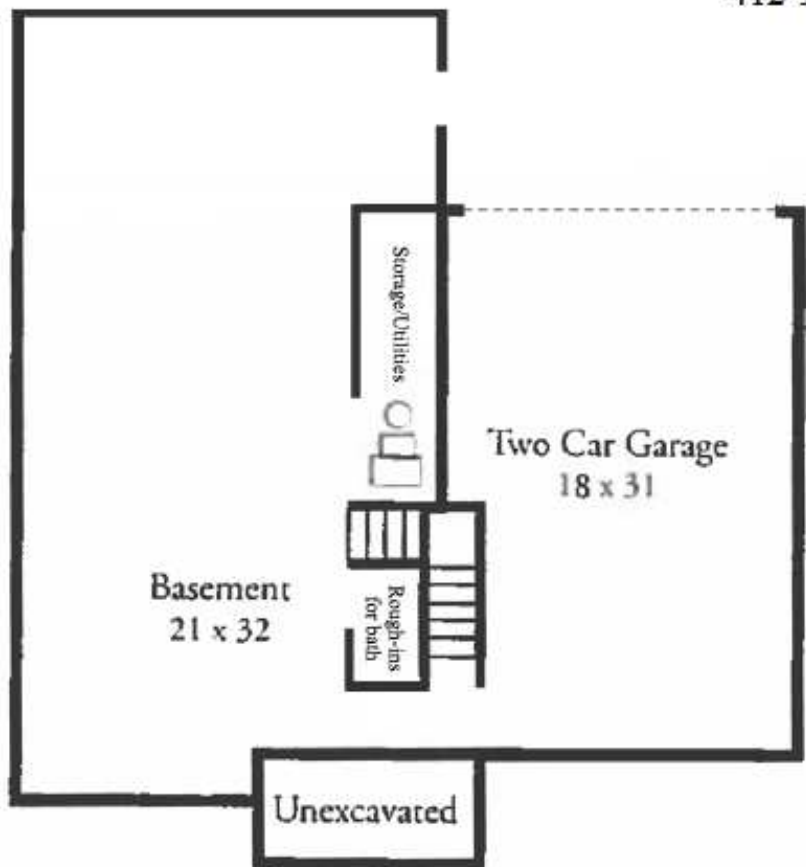
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Floor Plan

LOWER LEVEL



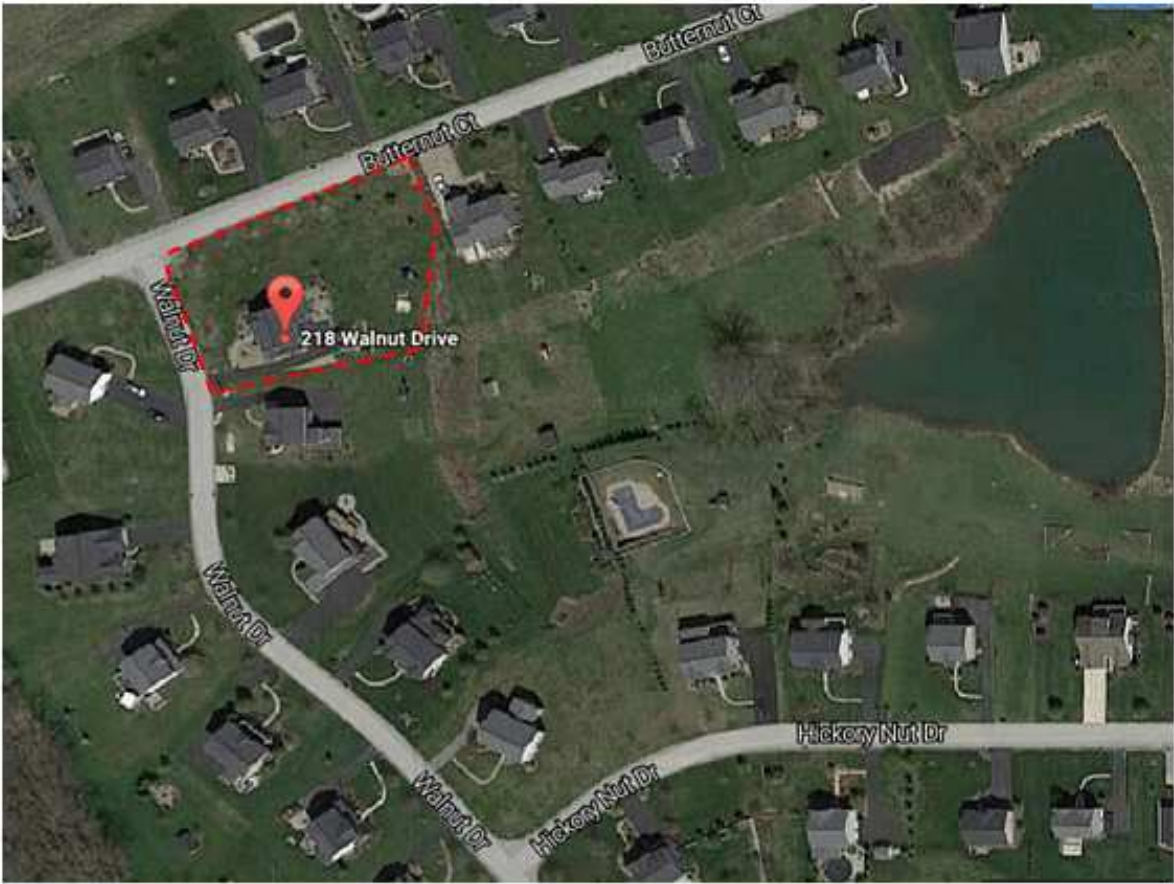
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**BING Maps
Birdseye View**

The red dotted lines are for demonstration purpose only and may not represent actual property lines. The intention is to show the approximate lay of the land.



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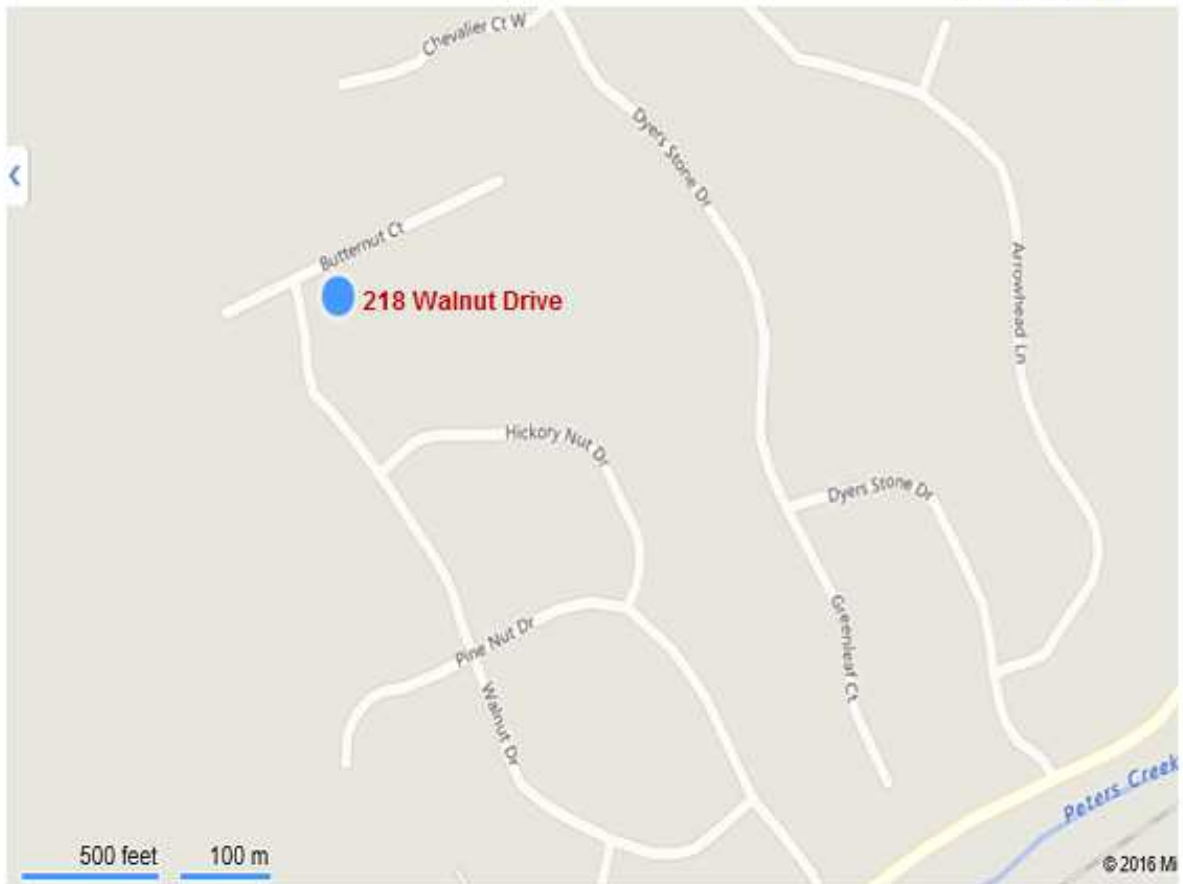


LOCATION!
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Get Driving Directions

Live internet connection required.

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THANK YOU...

for viewing our state-of-the-art
Online Brochure. Contact
Bonnie today for your
personal tour.

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Professional Photography by
Bill Watson





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For more information contact:



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