

**COLDWELL
BANKER** 

REAL ESTATE SERVICES

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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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PA License RS 220257L



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

SUNSHINE GRAPHICS

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Proudly Presents

**33 Scout Drive
South Strabane**

**This One Shines...
Nicely Updated &
Meticulously
Maintained Four
Bedroom Home!**



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

& Bonnie Loya
412-915-0038 Cell
724-942-1200 Office

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33 Scout Drive
South Strabane
Home Sweet Home



Welcome to 33 Scout Drive. This spacious 4 bedroom home sparkles inside and out and offers excellent curb appeal, a prime location, sought-after neighborhood, asphalt driveway, concrete entrance walk, charming covered front porch, attractive landscaping, huge covered rear deck, concrete patio, storage shed and fabulous back yard.

Once inside you will appreciate the nicely flowing floor plan, spacious room sizes and tasteful décor throughout. Some of the interior features of this floor plan include an open two-story foyer, private den/office with pocket door from the foyer, family size formal dining room, 1st floor laundry, large eat-in kitchen with attractive oak cabinetry, quality appliances, center island and easy access to the large partially covered rear deck, plus an open family room with corner gas fireplace and plenty of natural light.

The upper level includes a spacious master bedroom with vaulted ceiling, "his & her" walk-in closets and updated private master bath with soothing garden style soaking tub, plus three additional spacious bedrooms all with plenty of windows and closet space, and a well appointed hall bath. The nicely finished walk-out lower level offers a large game room with kitchenette, a half-bath, separate utility room, plus easy access to the rear entry two-car garage.

The location is perfect with easy access to shopping, restaurants, outlet mall, casino/racetrack, W & J College, Southpointe and major traffic routes (Rt. 19, I-70 & I-79). As a discriminating buyer, you will appreciate the quality and value offered at 33 Scout Drive. Hurry!

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EXTERIOR ENTRY

Excellent curb appeal

Asphalt driveway and
concrete entrance walk

Nicely landscaped and
well maintained



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EXTERIOR ENTRY

Large covered front porch
with maintenance-free
vinyl railing

Glass/screen storm door



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Welcome Home!



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FOYER

Upgraded entrance door with glass panel

Open two-story foyer with arched window in the second story

Easy-care vinyl floor and custom painted walls

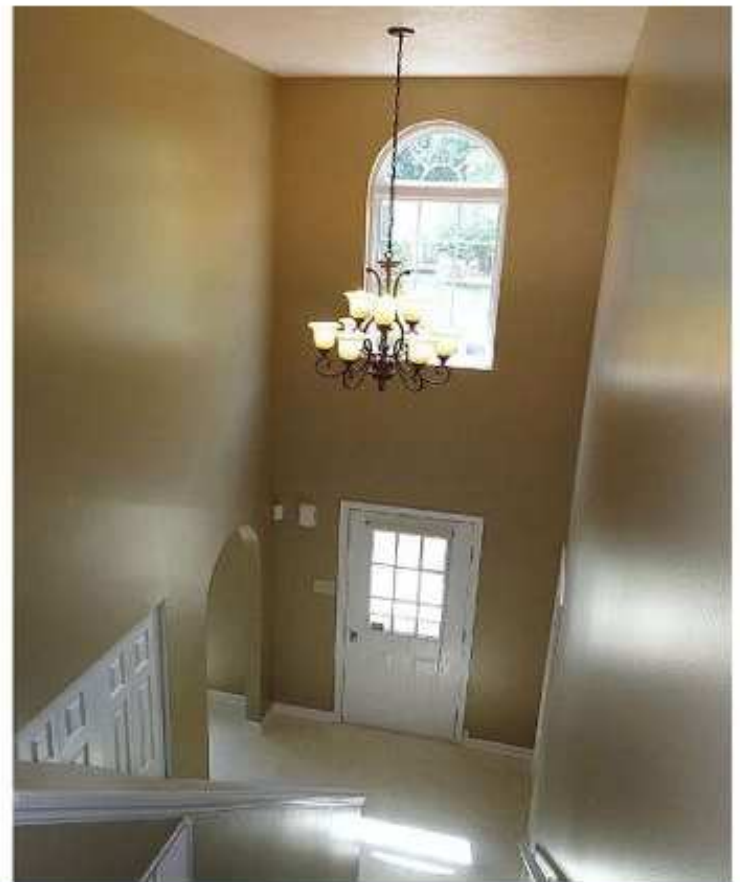
Attractive two-tier chandelier

Large double door coat closet

Signature "Maronda Homes" arched doorways

Extended entry hall with additional window and access to the powder room

Convenient 1st floor laundry



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DEN/OFFICE 14x12

Beautifully finished hand-scraped wide-plank hardwood floor
Custom painted walls with decorative top border



Pocket door access from the foyer
Two arched windows overlook the front property
Multiple layer crown molding

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LIVING ROOM 15x14

Neutral carpeting and custom painted walls
Two arched windows overlook the front property
Multiple layer crown molding
Arched doorways to the foyer and dining room

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DINING ROOM
13x12

Family size formal
dining room

Beautifully finished
hand-scraped wide-plank
hardwood floor

Two windows overlook the
rear property



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DINING ROOM 13x12

Custom painted walls, chair rail & multiple layer crown molding
Attractive five-light chandelier

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KITCHEN 21x13

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

Easy-care vinyl floor and custom painted walls



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KITCHEN 21x13

Light oak cabinetry nicely accented with laminate countertops

Stainless steel sink with disposal and gooseneck faucet (island)

Center island offers additional cabinet and counter space

Pantry provides additional storage space



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KITCHEN 21x13

One window overlooks the rear property

Large a fluorescent light fixture in the work area



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KITCHEN 21x13

Quality appliances include:

Kenmore stainless built-in dishwasher

Frigidaire five-burner electric stove with smooth surface cooktop

GE under-cabinet microwave oven

Maytag French door refrigerator with bottom freezer *is negotiable*

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KITCHEN 21x13

Sliding glass door that opens to the partially covered deck and back yard

Built-in dining counter easily seats four

Ceiling fan/light fixture in the breakfast area



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FAMILY ROOM
19x13

Friezé style carpeting and
custom painted walls

Corner gas fireplace with
marble face and antique style
mantel surround

Arched recessed niche
above the fireplace



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FAMILY ROOM 19x13

Two windows overlook the rear property
Multiple layer crown molding
Open to the kitchen for excellent family interaction

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POWDER ROOM

Conveniently located off the
entry hall

Easy-care vinyl floor and
custom painted walls

White pedestal sink, wall
mirror and a decorator
light fixture

White commode, plus an
overhead exhaust fan and
wall cabinet



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Upper Level

MASTER BEDROOM
17x14

Warm and inviting master bedroom suite

Light beige carpeting and custom painted walls

Vaulted ceiling and plant shelf with dentil molding



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MASTER BEDROOM 17x14
Ceiling fan/light fixture plus two windows
overlooking the rear property

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MASTER BATH

Well designed and private bath with light beige carpeting and custom painted walls

Dressing area with "his & her" walk-in closets with open arched doorways

Light oak vanity with solid surface top and sink plus knee-hole for makeup

Large wall mirror, medicine cabinet and a decorator light fixture

Soothing garden style soaking tub, ceiling light fixture and two arched windows



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MASTER BATH

Private area with vinyl floor offers an additional arched window, commode, corner shower surround and overhead exhaust fan/light fixture

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BEDROOM #2 15x13

Light beige carpeting and custom painted walls
Two windows overlook the front property
One additional window on the side wall
Large double door closet

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BEDROOM #3 13x11

Light beige carpeting and custom painted walls
One window overlooks the rear property
Large double door closet

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BEDROOM #4 13x11

Light beige carpeting and custom painted walls
One window overlooks the rear property
Large double door closet

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HALL BATH

Easy-care vinyl floor and custom painted walls

Painted vanity with solid surface top and dual sinks

Large wall mirror, medicine cabinet and decorator light fixture

White commode, plus an overhead exhaust fan

White tub/shower surround

Pull-down attic stairs and two linen closets located in the hallway



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GAME ROOM
25x13

A favorite spot for family fun and informal entertaining, this finished lower level includes a kitchenette

Plenty of closet and storage space plus auxiliary electric baseboard heat in the game room and half-bath



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GAME ROOM
25x13

A combination of easy-care vinyl flooring and carpeting, custom painted walls and white drop ceiling

Two high-top windows, many recessed lights with dimmer switches and wired for surround sound

Exterior door opens to the patio and back yard



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GAME ROOM 25x13

This finished lower level includes a kitchenette and is ideal for entertaining
Separate utility area with a high efficiency gas forced air furnace with Aprilaire humidifier
Rheem 50 gallon capacity hot water heater and central air conditioning

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HALF BATH

Easy-care vinyl floor and custom painted walls
Black vanity, matching framed wall mirror and ceiling light fixture
Additional access to the utility room
White commode

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GARAGE

Oversized rear entry two-car
integral garage

Two single size garage doors
both with auto opener

Plenty of additional storage
space plus a floor drain



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PATIO

Oversized concrete patio
easily accessible from the
lower level



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DECK

Partially covered deck nicely finished and well maintained with ceiling fan/light fixture



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DECK

Ideal for relaxing, entertaining, outdoor cooking and dining alfresco



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PATIO & DECK

Entertainer's Delight!



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**MAGNIFICENT DECK
VIEW**



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YARD

Yard is nicely landscaped
and well maintained



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YARD

Great back yard includes
playset and storage shed



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YARD

Plenty of room for pets
and play



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EXTERIOR BACK

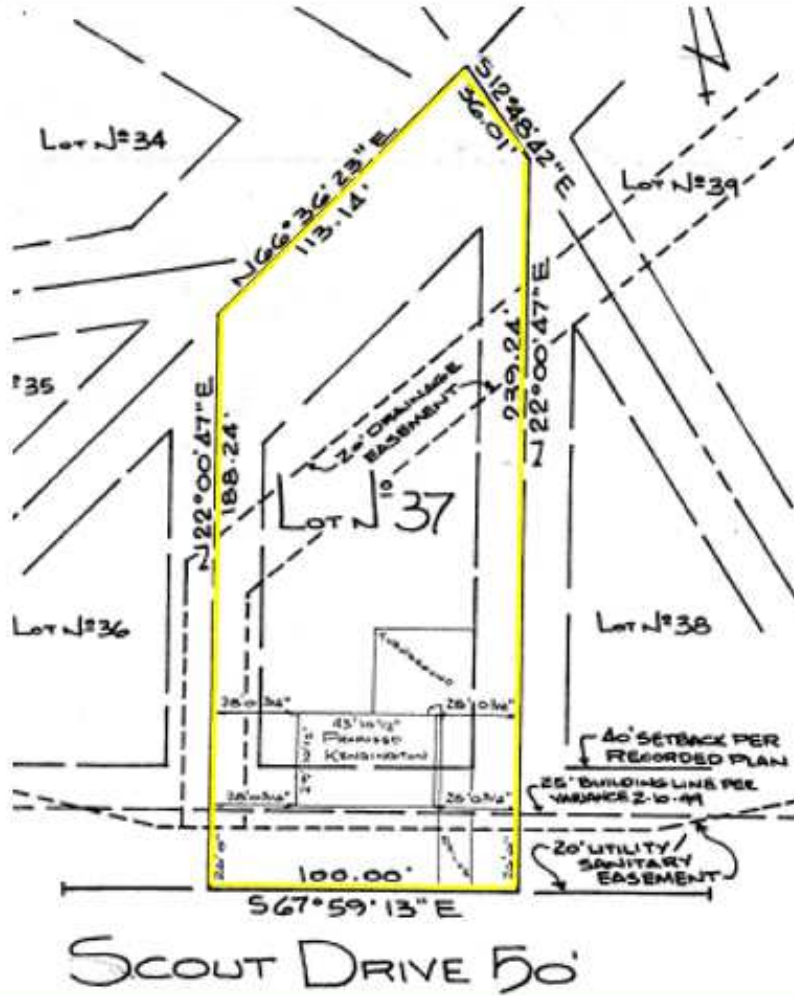


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SURVEY



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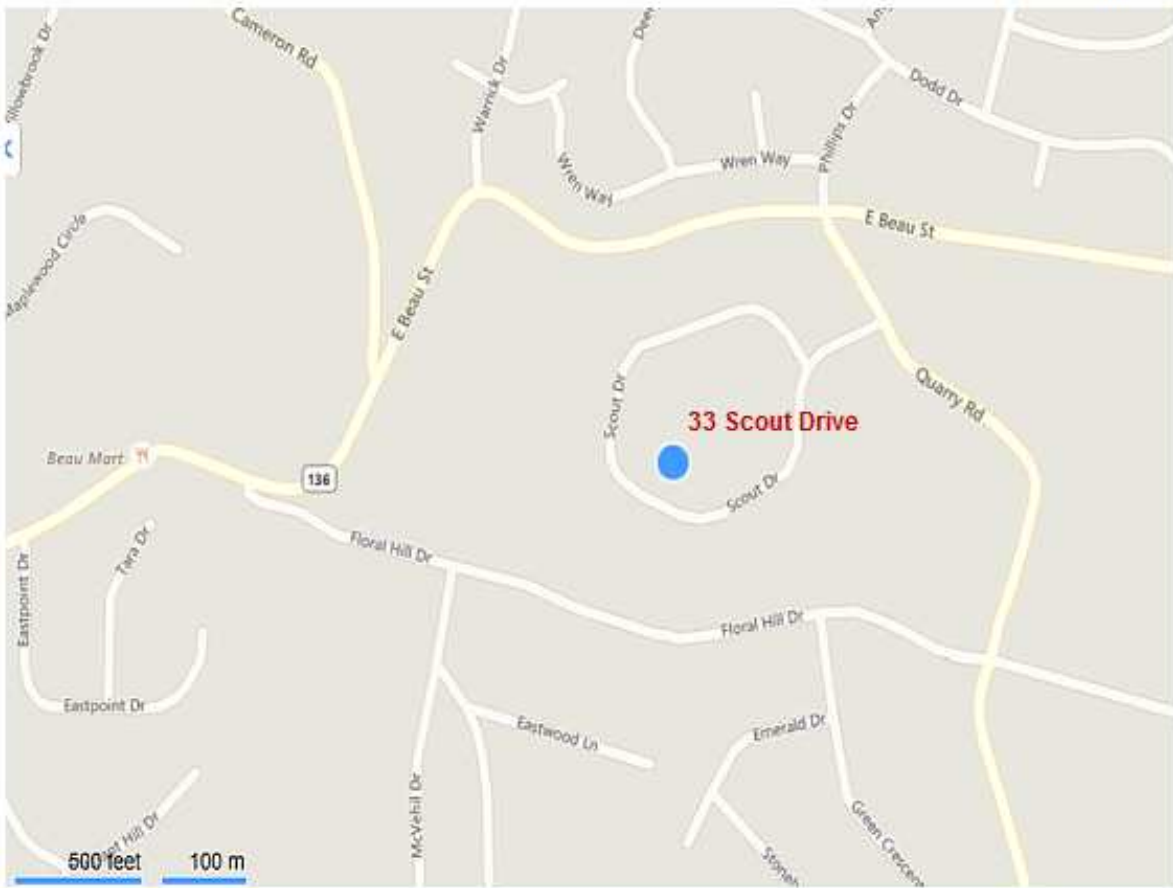
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Get Driving Directions

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THANK YOU...

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

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www.BonnieLoya.com

Professional Photography by
Bill Watson





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