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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

** #1 COLDWELL BANKER AGENT 2015! **

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

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PA License RS 220257L

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







Proudly Presents
618 Braeburn Way
North Strabane

Excellent Curb Appeal,
Open Floor Plan,
and Oozing with Charm
& Character!

Marketed Exclusively by
COLDWELL BANKER
REAL ESTATE SERVICES
& Bonnie Loya
412-915-0038 Cell
724-942-1200 Office









elcome to 618 Braeburn Way. From the moment you arrive you will quickly realize that this home is truly something special. Situated in the desirable "Summerbrooke" neighborhood in North Strabane, this fine home offers excellent curb appeal on a beautifully landscaped lot on a cul-de-sac street. This spacious four bedroom home is loaded with upgrades and offers a great attention to detail both inside and out. Some of the exterior features include a level concrete driveway and entrance walk, deluxe Colonial trim including shutters and columns, charming covered front porch, attractive landscaping and great back yard.

Once inside you will be impressed with the spacious room sizes, nicely flowing floor plan and tasteful décor throughout. Some of the features include beautifully finished upgraded hardwood floors and custom painted walls in warm color tones. You will love the impressive two-story foyer with cascading staircase, first floor laundry, family size formal dining room, plus a large open family room with cozy stone fireplace and plenty of natural light. The magnificent kitchen offers upgraded crisp white cabinetry, granite countertops, large angled center island, quality stainless appliances, double door pantry and access to the sun-drenched morning room with cathedral ceiling.

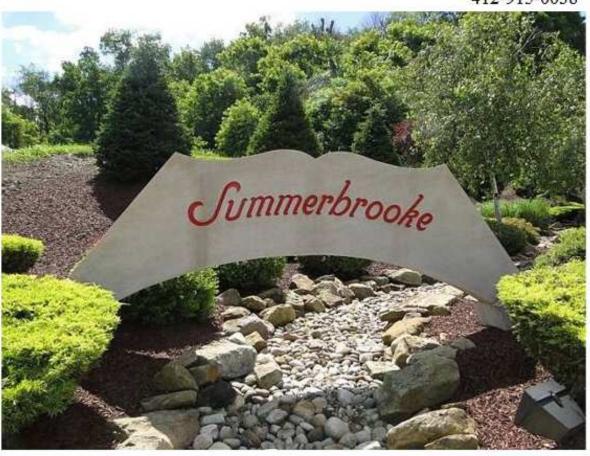
The upper level offers a large master bedroom suite with tray ceiling, "his & her" walk-in closets and private luxury bath, plus three additional spacious bedrooms with plenty of windows and closet space, and a well appointed hall bath. The unfinished walk-out lower level is huge and ready to finish into quality living space.

The location is perfect with easy access to shopping, restaurants, entertainment, major traffic routes and served well by the Canon McMillan School District. You are sure to see the quality and value offered at 618 Braeburn Way. Hurry!



EXCELLENT NEIGHBORHOOD

"Summerbrooke" is a well established, premium North Strabane Township neighborhood with a variety of home styles with manicured lots displaying the true pride of home ownership.







EXTERIOR ENTRY

Excellent curb appeal

Level concrete driveway and entrance walk

Deluxe Colonial trim includes columns and shutters

Six-panel entrance door with transom

Covered front porch with recessed lights

Attractive landscaping



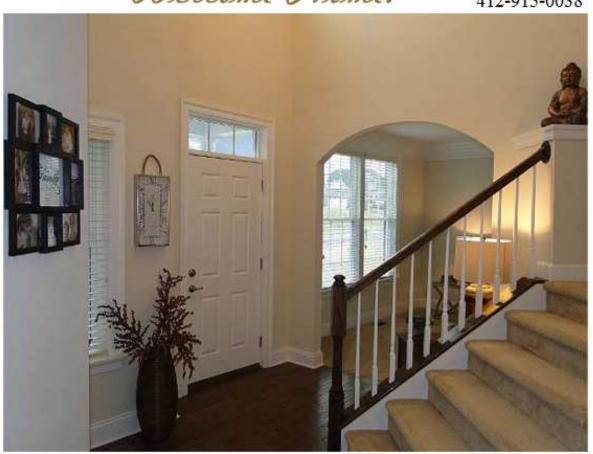


Welcome Home! LOYA 412-915-0038

FOYER 15x10

Impressive open two-story foyer

Beautifully finished hardwood floor and custom painted walls with crown molding



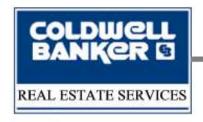




FOYER 15x10

Open cascading staircase with view of the upper hallway







FOYER 15x10

Three windows provide plenty of natural light

Attractive two-tier brushed nickel chandelier

Large coat closet







POWDER ROOM

Conveniently located off the entry hall

Beautifully finished hardwood floor and custom painted walls

White pedestal sink, wall mirror and decorator light fixture

Overhead exhaust fan and one window

White commode







LIVING ROOM 16x12

Light beige carpeting and custom painted walls with crown molding











LIVING ROOM 16x12

Arched door way from the foyer and extra-wide opening to the dining room
Two windows overlook the front property





DINING ROOM 14x11

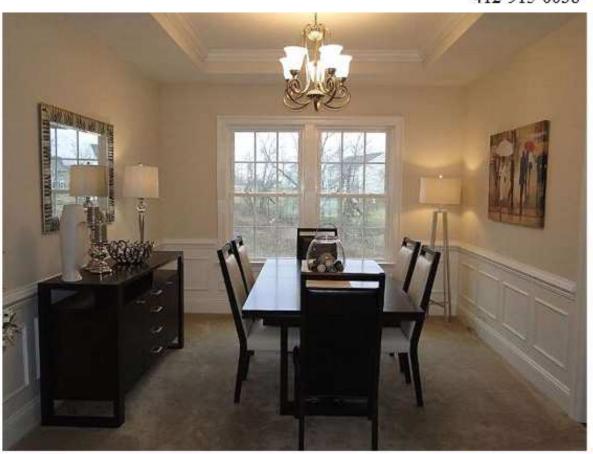
Family size formal dining room

Light beige carpeting custom painted walls

Chair rail, wainscoting and tray ceiling with crown molding

Two windows overlook the rear property

Brushed nickel five-light chandelier







KITCHEN 18x11

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

Beautifully finished hardwood floor, custom painted walls, many recessed lights and under-cabinet lights





Bonnie LOYA 412-915-0038

KITCHEN 18x11

Attractive crisp white upgraded cabinetry nicely accented with granite countertops

Pantry offers additional storage space, plus there is easy access to the 1st floor laundry/mud room

Large angled center island/breakfast bar with three pendant-style light fixtures offers additional cabinet and counter space

Large double door pantry closet provides additional storage space







KITCHEN 18x11

Double bowl stainless steel sink with disposal

Quality stainless GE appliances include: Built-in dishwasher

Four-burner gas cooktop with light and fan

Double wall ovens (one is microwave and one is traditional electric)

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







KITCHEN 18x11

Open to the Morning Room &and Family Room







MORNING ROOM 20x17

Sun-drenched morning room open to the kitchen

Beautifully finished hardwood flor and custom painted walls

Cathedral ceiling and classic Palladian style window configuration

Atrium style door provides access for your future deck

Ceiling fan /light fixture







FAMILY ROOM 20x17

Light beige carpeting and custom painted walls

Stacked stone gas fireplace with raised hearth and stone mantel









FAMILY ROOM 20x17

Open to the kitchen for excellent family interaction

Three windows overlook the rear property





LAUNDRY/MUD ROOM 12x6

Easy-care vinyl floor and all neutral décor

Plumbing available for a laundry tub

Hookup for an electric dryer with vent

Ceiling light fixture and easy access to the garage

Washer & dryer do not stay











GARAGE

Front entry oversized two car attached garage (fully finished and insulated)
One double size insulated garage door with glass panels and auto opener
Plenty of additional storage space, plus an area ideal as a workshop
Additional electric wall outlets and epoxy painted floor
Two hose bibs





Upper Level





MASTER BEDROOM 21x14

Warm and inviting master bedroom with double door entry
Light beige carpeting and custom painted walls
Two windows overlook the side property
Octagon shaped tray ceiling with crown molding
"His & Her" walk-in closets
Double door entry to the private bath

close





MASTER BATH

White ceramic tile floor and custom painted walls

Crisp white high-top vanity with granite top and dual sinks

Large wall mirror and decorator light fixture

Linen closet







MASTER BATH

Kohler garden style soaking tub with ceramic tile deck & backsplash

Two windows and a recessed light over the tub

Double size ceramic shower with glass enclosure & light

Private area for the commode with light and exhaust fan







BEDROOM #2 15x12

Light beige carpeting and custom painted walls

Two windows overlook the front property

Large closet







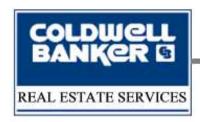
BEDROOM #3 14x11

Light beige carpeting and custom painted walls

Two windows overlook the rear property

Large closet







BEDROOM #4 12x11

Light beige carpeting and custom painted walls

One window overlooks the rear property

Attic access panel and large closet







HALL BATH

White ceramic tile floor and custom painted walls

Crisp white vanity with solid surface top and dual sinks

Large wall mirror and decorator light fixture

Tub/shower combination with ceramic tile shower wall and recessed light

White commode and overhead exhaust fan

Linen closet located in the hallway











BASEMENT

Stairs to the level are off the entry hall
Huge unfinished walk-out basement ready to finish into quality living space
Perfect for your game room, exercise area, home office, hobby room, home theater, etc.
Insulation covers all exterior walls
Atrium style door opens to the rear property, plus three windows
Plenty of additional storage space

close





Additional Lower Level Features

Goodman high efficiency gas forced air furnace with Honeywell air cleaner

Central air conditioning

Bradford-White 65 gallon capacity hot water heater

Plumbing rough-ins for a full bath





YARD

Large level back yard area perfect for pets and play

Attractive landscaping







YARD

Plenty of room for a pool, playset and your garden







EXTERIOR BACK









LOCATION! LOCATION! LOCATION!

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.

412-915-0038



Professional Photography by Bill Watson









For more information contact:



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