

**COLDWELL  
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.

To enjoy this electronic book just click on the right side of the page to go to the next page, and the left side to return to the previous page. To exit, click on the "Close" button on the bottom of each page.

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***

**Coldwell Banker Real Estate Services**

**3244 Washington Road**

**McMurray, PA 15317 USA**

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

*next* →

*Bonnie*  
**LOYA**



*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



close





618 Braeburn Way  
North Strabane  
Home Sweet Home



Welcome 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!

close



*Bonnie*  
**LOYA**  
412-915-0038

**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.



close



*Bonnie*  
**LOYA**  
412-915-0038

### 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



close



*Bonnie*  
**LOYA**  
412-915-0038

*Welcome Home!*

**FOYER 15x10**

Impressive open two-story  
foyer

Beautifully finished  
hardwood floor and custom  
painted walls with  
crown molding



close



*Bonnie*  
**LOYA**  
412-915-0038

**FOYER 15x10**

Open cascading staircase  
with view of the upper  
hallway



close



*Bonnie*  
**LOYA**  
412-915-0038

**FOYER 15x10**

Three windows provide  
plenty of natural light

Attractive two-tier brushed  
nickel chandelier

Large coat closet



close





*Bonnie*  
**LOYA**  
412-915-0038

### **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



close



*Bonnie*  
**LOYA**  
412-915-0038

**LIVING ROOM**  
16x12

Light beige carpeting and  
custom painted walls with  
crown molding



close



*Bonnie*  
**LOYA**  
412-915-0038



**LIVING ROOM 16x12**

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

close



*Bonnie*  
**LOYA**  
412-915-0038

**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



close



*Bonnie*  
**LOYA**  
412-915-0038

### **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



close



*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



close



*Bonnie*  
**LOYA**  
412-915-0038

**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



close



*Bonnie*  
**LOYA**  
412-915-0038

**KITCHEN 18x11**

Open to the Morning Room  
&and Family Room



close





*Bonnie*  
**LOYA**  
412-915-0038

**MORNING ROOM**  
**20x17**

Sun-drenched morning room  
open to the kitchen

Beautifully finished  
hardwood floor 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



close



*Bonnie*  
**LOYA**  
412-915-0038

**FAMILY ROOM**  
20x17

Light beige carpeting and  
custom painted walls

Stacked stone gas fireplace  
with raised hearth and  
stone mantel



close



*Bonnie*  
**LOYA**  
412-915-0038



**FAMILY ROOM 20x17**

Open to the kitchen for excellent family interaction  
Three windows overlook the rear property

close



Bonnie  
**LOYA**  
412-915-0038

**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*



close



*Bonnie*  
**LOYA**  
412-915-0038



### **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

close



*Bonnie*  
**LOYA**  
412-915-0038

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



*Bonnie*  
**LOYA**  
412-915-0038

### 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



close



*Bonnie*  
**LOYA**  
412-915-0038

### **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



close





*Bonnie*  
**LOYA**  
412-915-0038

**BEDROOM #2**  
**15x12**

Light beige carpeting and  
custom painted walls

Two windows overlook the  
front property

Large closet



close



*Bonnie*  
**LOYA**  
412-915-0038

**BEDROOM #3**  
**14x11**

Light beige carpeting and  
custom painted walls

Two windows overlook the  
rear property

Large closet



close



*Bonnie*  
**LOYA**  
412-915-0038

**BEDROOM #4**  
**12x11**

Light beige carpeting and  
custom painted walls

One window overlooks the  
rear property

Attic access panel and  
large closet



close



*Bonnie*  
**LOYA**  
412-915-0038

### **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



close



*Bonnie*  
**LOYA**  
412-915-0038



### **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



*Bonnie*  
**LOYA**  
412-915-0038

**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

close



*Bonnie*  
**LOYA**  
412-915-0038

### **YARD**

Large level back yard area  
perfect for pets and play

Attractive landscaping



close



*Bonnie*  
**LOYA**  
412-915-0038

## YARD

Plenty of room for a pool,  
playset and your garden



close





*Bonnie*  
**LOYA**  
412-915-0038

**EXTERIOR BACK**



close



Bonnie LOYA  
412-915-0038

Click here for



\* Live internet connection required

LOCATION!  
LOCATION!  
LOCATION!

Get Driving Directions

Live internet connection required.

Powered by and courtesy of



close



*Bonnie*  
**LOYA**  
412-915-0038

**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





Bonnie   
LOYA



*For more information contact:*



## Bonnie Loya

Coldwell Banker Real Estate Services  
3244 Washington Road  
Peters Township  
McMurray, PA 15317  
724-942-1200 Office  
412-915-0038 Cell



**\*\* #1 COLDWELL BANKER AGENT 2015!**

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

[Email me at Bonnie.Loya@pittsburghmoves.com](mailto:Bonnie.Loya@pittsburghmoves.com)

[Visit my web site at www.BonnieLoya.com](http://www.BonnieLoya.com)



All of the information provided here, while considered reliable, is not guaranteed. Buyer is exclusively responsible for verification of any aspect of this purchase that is material to buyer's decision making process. Not intended to solicit currently listed property. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned And Operated By NRT LLC.