

**kw** REAL ESTATE  
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*Presents*



423 Charlotte Drive  
Baldwin Boro

*Marketed Exclusively by*

**Sheryl Morgan**  
*Making Clients for Life*



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## 423 Charlotte Drive Baldwin Boro

Welcome to 423 Charlotte Drive. This immaculate 3 bedroom, 1.5 bath, all brick two-story home is situated on gorgeous lot with a table-top level front yard and fenced back yard. This fine home has been freshly painted, offering updates galore and is in perfect move-in condition. Some of the exterior features include excellent curb appeal, concrete driveway and entrance walk, covered front porch, attractive lush landscaping, huge rear patio, barn style storage shed and level fenced back yard.

Once inside you will be impressed with the tasteful décor and nicely flowing open floor plan. The spacious living room offers plenty of natural light, a cozy stone log-burning fireplace and access to the new powder room. The family size dining room has an attractive chandelier and is open to the kitchen. The totally updated kitchen includes attractive oak cabinets, granite countertops, quality stainless appliances plus access to the covered side porch, patio and back yard. The upper level master bedroom offers a ceiling fan/light fixture and walk-in closet with organizers. The upper level also includes two additional bedrooms with ceiling fan/light fixtures and ample closet space, plus a well appointed, nicely updated hall bath. Some of the updates include Andersen windows and front door, HVAC, both baths, kitchen, patio, fence, landscaping, light fixtures, majority of flooring, hot water tank, and more.

The location is perfect with easy access to shopping, entertainment, restaurants, recreational facilities, schools and major traffic routes. As a discriminating buyer you are sure to see the quality and value offered at 423 Charlotte Drive Hurry!

### Main Level



#### EXTERIOR ENTRY

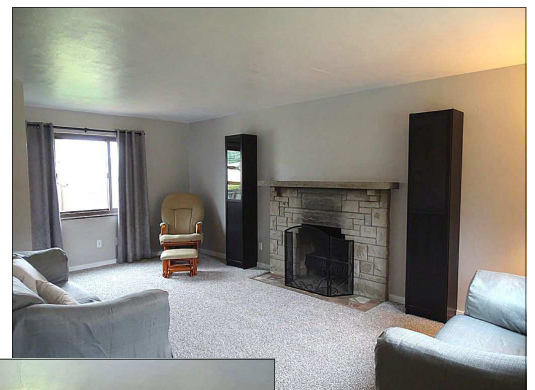
- ◆ Excellent curb appeal
- ◆ Concrete driveway and entrance walk
- ◆ Covered front porch with maintenance-free vinyl railings
- ◆ Attractive lush landscaping

#### FOYER

- ◆ Full-length glass storm door
- ◆ Six-panel entrance door with leaded glass panel
- ◆ Ceramic tile floor
- ◆ Open to the living room and dining room

#### LIVING ROOM 20x12

- ◆ Neutral carpeting and custom painted walls
- ◆ Triple panel window overlooks the front property
- ◆ Cozy stone log-burning fireplace
- ◆ Fireplace has stone mantel & marble hearth
- ◆ Triple panel window overlooks the rear property
- ◆ Access to the powder room







### POWDER ROOM

- ◆ Ceramic tile floor and all neutral décor with glass tile accent walls
- ◆ Light gray vanity, solid surface top and sink and oval wall mirror
- ◆ Overhead exhaust fan/light fixture



### DINING ROOM 11x10

- ◆ Family size dining room open to the kitchen
- ◆ Light brown carpeting and custom painted walls
- ◆ Triple panel window overlooks the front property
- ◆ Attractive five-light chandelier

### KITCHEN 14x9

- ◆ This updated kitchen is as beautiful as it is functional with ceramic tile floor and custom painted walls
- ◆ Plenty of cabinet and counter space with under-cabinet lighting
- ◆ Attractive oak cabinetry nicely accented by granite countertops and a multi-colored glass tile backsplash
- ◆ Double bowl sink with gooseneck faucet and disposal
- ◆ One window overlooks the rear property
- ◆ Ceiling fan/light fixture, pendant style light over the sink and one window
- ◆ Quality stainless appliances include:
  - GE five-burner gas cooktop with convenient pot-filler faucet
  - Whirlpool built-in dishwasher
  - Whirlpool electric/convection oven
- ◆ \*\*GE French door stainless refrigerator with bottom freezer *is negotiable*
- ◆ Exterior door opens to the side porch, patio and back yard



## Upper Level



### MASTER BEDROOM 15x11

- ◆ Warm and inviting master bedroom
- ◆ Light beige carpeting and all neutral décor
- ◆ Walk-in closet with wire rack shelves and organizers
- ◆ Ceiling fan/light fixture
- ◆ Two windows



### BEDROOM #2 12x13

- ◆ Light beige carpeting and all neutral décor
- ◆ Ceiling fan/light fixture
- ◆ Two windows
- ◆ Walk-in closet with organizers and attic access (full usable attic)

### BEDROOM #3 10x9

- ◆ Light beige carpeting and all neutral décor
- ◆ Ceiling fan/light fixture
- ◆ Two windows
- ◆ Walk-in closet with organizers



### HALL BATH

- ◆ Beautifully updated with ceramic tile floor and all neutral décor
- ◆ White pedestal sink
- ◆ Mirrored medicine cabinet and decorator light fixture
- ◆ Tub/shower combination with ceramic tile shower wall
- ◆ Tub/shower has recessed light and sliding glass doors
- ◆ White commode and wall cabinet
- ◆ One window



## Lower Level

### BASEMENT

- ◆ Full unfinished basement includes plenty of storage space and a one-car garage
- ◆ Laundry includes a single laundry tub and hookup for a gas dryer with vent
- ◆ Three glass block windows with vents
- ◆ Updated Carrier Infinity high efficiency gas forced air furnace
- ◆ Aprilair humidifier and Aprilair electronic air cleaner
- ◆ Bradford White 40 gallon capacity hot water heater
- ◆ Central air conditioning
- ◆ Private commode

### GARAGE

- ◆ Front entry one-car integral garage
- ◆ Wooden garage door with glass panels and auto opener
- ◆ Plenty of additional storage space



## PATIO & YARD

- ◆ Patio is easily accessible from the kitchen
- ◆ Stone paver patio opens to the large table-top level fenced back yard
- ◆ Ideal for relaxing, entertaining, outdoor cooking and dining alfresco
- ◆ Covered porch access to the kitchen
- ◆ Yard is completely fenced with a wooden stockade style privacy fence
- ◆ Barn-style storage shed provides for additional storage
- ◆ Nicely landscaped and well maintained yard



[View Video Tour at www.SherylMorgan.com](http://www.SherylMorgan.com)

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**HOME IMPROVEMENTS**  
**423 CHARLOTTE DRIVE, PITTSBURGH, PA 15236**  
**SINCE SELLER'S OWNERSHIP**

1. Hot Water Tank, 2016
2. New Patio, 2012
3. New Furnace and Air Conditioner, 2009
4. Half Bath on Main Floor Updated, 2017
5. Main Bath Updated, 2008
6. Kitchen Completely Updated, 2015
7. Stainless Steel Appliances, 2015
8. Back Yard Fence Installed, 2011
9. Closet Organizers
10. Carpeting Replaced in Bedrooms, 2006
11. Carpeting Replaced in Living Room & Hallway, 2017
12. Inside of Home Repainted 2015-2017
13. Windows Replaced, 2016
14. Front Door & Storm Door Replaced, 2016
15. Sump Pump & French Drain Installed, 2008
16. Lighting Fixtures
17. Carpeting Replaced in Dining Room, 2015