

# 5019 Birch Manor

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## **ENTRY**

Professionally landscaped front yard with grassy lawn, two oak trees, flowering shrubs and rock-edged planting beds

Oversized 2-car garage with single garage door and two electric wall-mounted coachman's lanterns on either side of garage door

Curving concrete walkway bordered by planting beds

Covered 2-story front entry porch with brick column, stained wood door with divided light sidelight and upper level arched divided light accent window over door

## **FOYER - 19' 3" x 9'**

2-story entry with decorative hexagonal beveled-glass hanging light fixture

Carpeted stairway to second floor

Under-stair storage closet

14ö x 14ö tile floor

## **DINING ROOM - 14' x 10' 6"**

5-arm decorative candelabra chandelier

Four tall (70ö) divided light sash windows

Carpet

## **POWDER ROOM**

Pedestal sink

Wall-mounted octagonal vanity mirror

Wall-mounted vanity lighting

Privacy alcove for commode

14ö x 14ö tile floor

## **DEN / FAMILY ROOM - 23' 5" x 14' 7"**

Gas fireplace with wood mantel and 14ö x 14ö tile hearth

Decorative arched recessed wall over mantel

Wall of triple tall (60ö) sash windows overlooking rear yard

Tall (60ö) sash window overlooking covered porch  
Carpet

Door to covered porch with upper level integrated mini-blinds and lower level pet door

## **KITCHEN 613' 1" x 7' 7"**

Stainless double sink with goose-necked single lever fixture with retractable sprayer head; soap and lotion dispenser and disposal

Sash window over sink

Hanging pendant light over sink with art-glass globe

Wood cabinets with adjustable shelves and cherrywood stain

6ö x 6ö stone tile backsplash with diagonally set 4ö x 4ö contrasting embossed accent tiles

Whirlpool range with 4 gas burners and glass-faced self-cleaning oven

Whirlpool microwave

Whirlpool dishwasher

Upper level cabinets over refrigerator

Pantry with shelves

Center island with cherrywood stained cabinets and drawers

Recessed lighting

14ö x 14ö tile floor

Open to Breakfast Room and Den/Family Room

*[Refrigerator is Excluded]*

## **BREAKFAST ROOM 613' 1 x 7' 8"**

Decorative hanging metal light fixture with art-glass globe

Four tall (60ö) sash windows on two corner walls

14ö x 14ö tile floor

Angled opening to Den / Family Room

## **SECOND FLOOR**

### **SECOND FLOOR HALLWAY**

Ceiling height = 9ö

Arched divided light fixed window over front door illuminates the hall

Half-wall balustrade (42ö tall) with wood casing overlooks stairway below

Ceiling-mounted attic access stairs

Two ceiling-mounted light fixtures

Linen closet with shelves

Carpet

Open to Game Room

### **GAME ROOM – 14' x 14'**

Tall (6ö6ö) arched, divided light fixed window with upper level fanlight

Carpet

### **MASTER BEDROOM 615' 1" x 14' 5"**

Ceiling fan with light

Two tall (60ö) sash windows

Carpet

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Walk-in closet (9ø4ø x 3ø6ø) with wall mounted wire shelving

## **MASTER BATH**

Cultured marble counter with two integrated sinks and cherrywood stained cabinets and drawers below

Wall-mounted vanity mirror

Wall-mounted vanity lighting

Separately enclosed water closet

Oversized whirlpool tub

Large window with textured privacy glass over tub

Glass enclosed shower with 6ø x 6ø tile surround and glass shower door

Recessed alcove with shelves

Recessed lighting

## **BEDROOM # 2 – 12' 5" x 10' 4"**

Tall divided light sash window

Carpet

Walk-in closet (8ø4ø x 2ø) with double wood doors and wall-mounted wire shelf with integrated hanging bar

## **BEDROOM # 3 ó 11' 2" x 11' 2"**

Tall divided light sash window

Ceiling fan with light

Carpet

Walk-in closet (7ø2ø x 2ø) with double wood doors and wall-mounted wire shelf with integrated hanging bar

## **HALL BATH**

Cultured marble counter with integrated sink and cherrywood stained cabinets and drawers below

Wall-mounted vanity mirror

Wall-mounted vanity lighting

Tub/shower with 6ø x 6ø tile surround

## **UTILITY ROOM – 7' x 5' 3"**

Space for full sized washer and dryer with currently installed HotPoint Electric Dryer and HotPoint Washer

Ceiling-mounted fluorescent lighting

Wall-mounted wire shelf over washer and dryer

14ø x 14ø tile floor

## **OVERSIZED 2-CAR GARAGE**

Built-in workbench with open storage below

Alcove for gas hot water heater

Upper level built-in storage shelf (8ø x 2ø) set 6ø off floor accommodates storage space below

Single garage door

Ceiling-mounted fluorescent lighting

Concrete floor

## **OUTDOOR LIVING SPACE**

Rear covered porch with brick column and ceiling mounted light fixture

Hose bib and exterior electric outlets

Large rear yard (49ø x 46ø) enclosed with 6ø wood fencing with side gate

Rear yard has large grassy lawn bordered by planting beds with landscape plantings

## **OTHER FEATURES**

Alarm system

Pre-wired for cable and multiple phone lines

## **EXCLUSIONS**

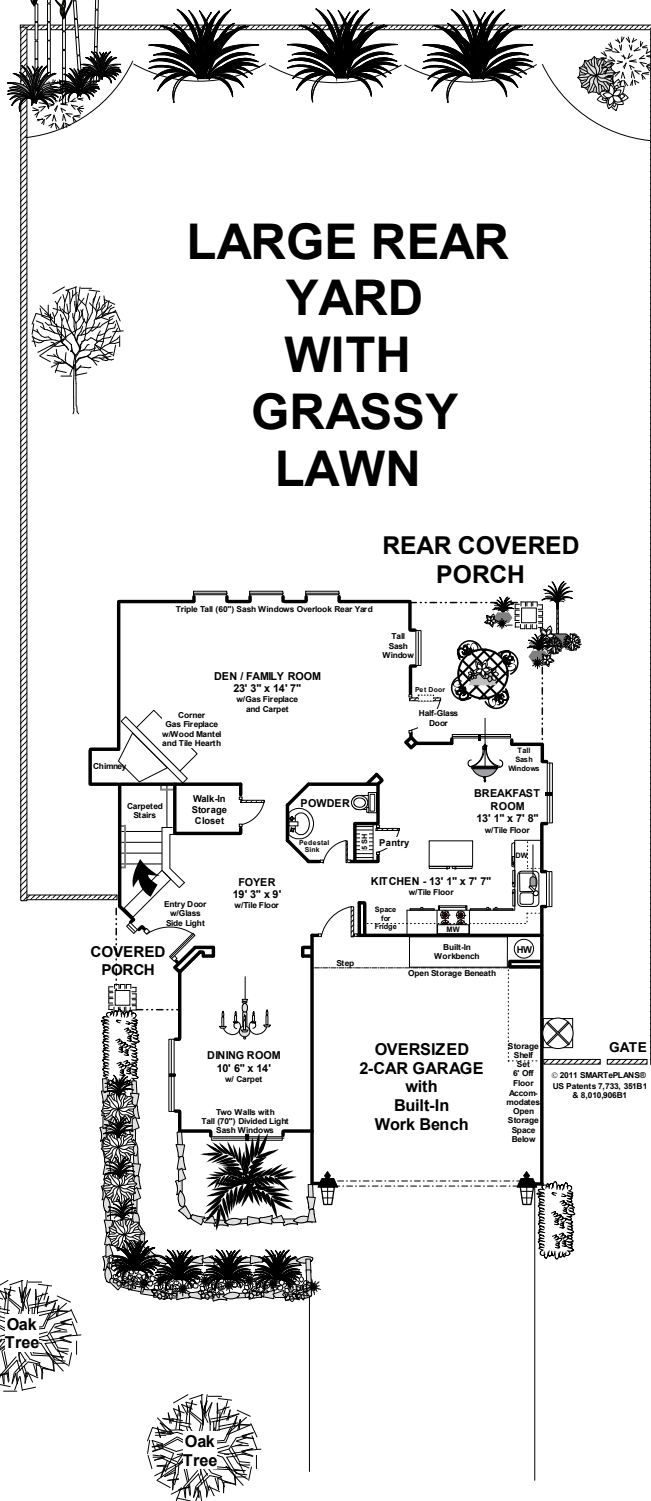
- Samsung refrigerator/freezer in Kitchen

- 2,193 sq ft home (per Appraisal District)
- Built in 2005 (per Appraisal District)
- 6,000 sq ft lot (per Appraisal District)

\* = Per Seller

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6' WOOD PRIVACY FENCE

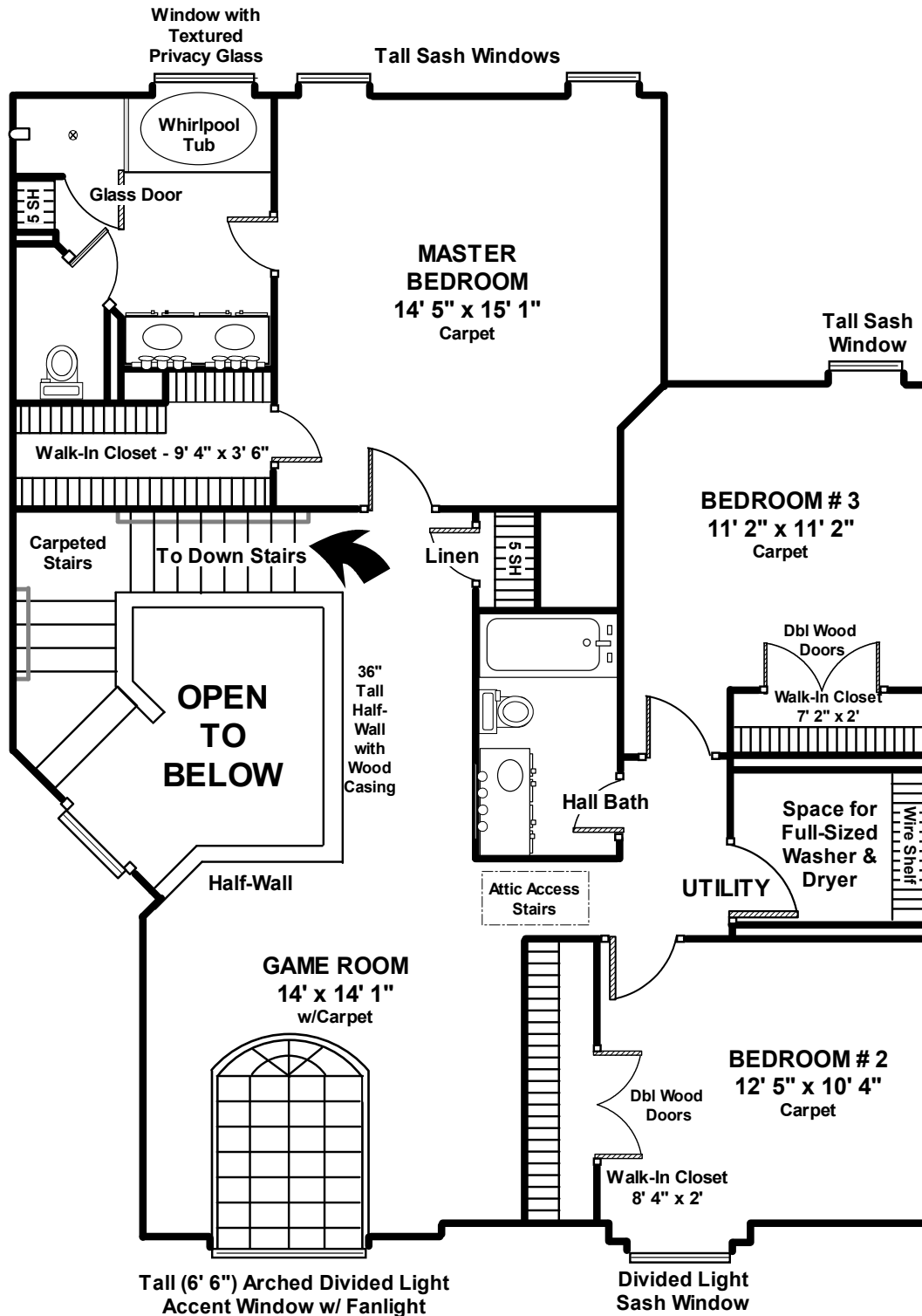


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FIRST FLOOR

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## SECOND FLOOR

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