

2755 Chestnut Run Road York

PICTURE PERFECT SETTING

PROPERTY DETAILS



Listing Price: **\$439,500**

Listing Address: 2755 Chestnut Run Road
York PA 17402

Bedrooms: 4

Full Baths: 3

Partial Baths: 1

SQ FT: 3520

Lot Size: .58

Style: Contemporary

Garage: 3 Car

Heat Source: Gas

Schools: Dallastown

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PROPERTY DESCRIPTION

Need a home before school starts? This beautiful contemporary/transitional custom built home (by Crawford Construction) awaits you. You will fall in love before you ever go inside. It has a picture perfect setting. Brick and vinyl with palladium windows and reverse gables give you a hint of the unique floor plan and roof lines. Walk up to the front door and admire the intricate brick work-soldier courses and grapevine design in mortar. There is an 19x11 front porch-partially covered. The front door features a glass transom and side lights. Walk into the 2 story foyer (18 ft) with wood flooring. To the right is a formal living room (or would make a great music room). Lots of light from the palladium window, 11'6" ceiling, recessed lighting and wall to wall carpet. To the left of the foyer is a formal dining room. Highlights are beautiful wood flooring, crown moulding, chair railing with picture framing and the room is wired for stereo. You will use this room for those special dinners prepared in your gourmet kitchen. The Kitchen comes with all appliances and has enjoyed many happy gatherings around the center island/breakfast bar which features a granite top. The working countertops are also granite-the cabinets are 42" and white. Pull out shelves and many unique features will make it a very enjoyable room to create your meals. There is also an 11x8 dining area sitting in front of a bay window overlooking the deck and rear yard. What a great place for your morning coffee. There is, also, a phone desk with built in wine rack and bookcase for cookbooks.

The eye catcher of the room is a three sided gas log fireplace with brick surround, wood mantel and eyeball spotlights-also has wood burning capability-and is also sided on the comfortable 20x16 first floor family room. A great place to entertain friends and family with its accessibility to kitchen and dining area. It has a built in speaker system for stereo. Walk out through the 45" 3 panel sliding patio doors to your two tiered deck overlooking the beautiful landscaping. You will be surprised with the amount of privacy the placement of trees and foliage gives you. Going back to the foyer, the uniqueness of the layout comes into play.

There is a side entry split staircase which leads to the mezzanine level and a private study or office. French doors can close it off or leave them open and be part of the family. There are two phone lines coming in and two separate cable lines. Elongated casement windows give you lots of light and a nice breeze. This may be your favorite room in the home.

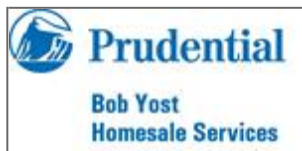
Continuing to the second floor, you will be surprised with the expanded hallway. It is not the usual "bowling alley" look. The master bedroom is around the corner and features the same elongated casement windows for light and air. The ceiling is louvered with a ceiling fan and there are dimmer switches for the recessed lighting. Enjoy cable and phone access as you lay in bed. His and her walk-in closets are situated on the way to the master bath-"Her" closet has been redesigned by Closet-tec. The master bath is stunning and wired for stereo. You will be able to lay back in the Jacuzzi tub and read by the light of candelabra which hangs from the cathedral ceiling. Ceramic tile floor and glass standup shower, lots of windows all add to the beauty. The other bedrooms all have cable, phone, and two have walk-in closets.

Please be sure you do not miss the lower level of the home. The choices are varied in how you will want to use it. Some ideas are a lower level rec room with a kitchenette to store snacks and drinks. Also, a full bath to save you from running up the steps. Another idea may be, use the bath room as a changing room for a hot tub or if you decide to put a pool in the yard. And the best idea may be, as a guest area, in-law quarters, or a college child home for the summer. It comes complete with a large room with wall to wall carpet and opens to the patio and yard, a kitchenette with ceramic tile floor and hookups for stove. The bath has ceramic tile and standup

shower with large linen closet.

This home calls for someone who loves to entertain and it gives off a warm feeling with the neutral decor throughout (maybe one little surprise). Parking is never an issue with oversized 3 car garage and lots of off street-driveway has been recently sealed. Walk in through the mud room which doubles as a first floor laundry and has a washtub, cabinets and a walk-in pantry for those extra supplies. Please contact us at 717-718-8477 or e-mail us at wedeliver@yorkshometeam.com for additional information or to schedule your own private showing. We look forward to hearing from you!!

CONTACT INFORMATION



Bob Aldinger
Licensed in Pennsylvania
yorkshometeam.com
2525 Eastern Blvd
York PA 17402
717-793-YOST
717-755-8358
wedeliver@yorkshometeam.com



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