

~ A DESIGNER'S DREAM ~

Luxurious Living on a Manageable Scale · Full of Surprises · A Must-See!

5271 LAUREL STREET

3 BEDROOMS • 2 FULL BATHS • 2050 SQ. FT. • 25' X 113' LOT

*This fabulous
Uptown cottage
exudes curb appeal...*

From its antique brick walk to its wrought iron fence, extensive landscaping by Charvet, Bevolo gas lantern and cypress front door, the home's already handsome facade will soon be crowned with a custom triptych stained glass window in fifteen pastel shades.



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Tall ceilings, blonde oak floors, crown molding, ceiling panels and medallions, two original fireplaces with detailed wood and tile mantles, and spacious rooms along an open floorplan all lend a grand ambiance, ideal for entertaining.

The adjoining living and dining rooms are graced with Scalamandre drapes and gold-leaf ornamented box valances.

A wrought iron chandelier hangs in the dining room.

The master bedroom fronts on Laurel Street, with floor-to-ceiling windows exquisitely outfitted in Bergamo drapes beneath tiara valances. The walk-in mahogany closet contains custom storage to the ceiling. Ceramic tiles with mosaic tile

borders encircle the lavish master bathroom.

The laundry room offers cabinets to the ceiling and a custom tile splash back with mosaic border.



All three bedrooms are sun-filled and lined with Berber carpeting.

A large family room expands the width of the house in the back with a French door opening onto the private courtyard.

The state-of-the-art kitchen boasts oak cabinets and ceramic tile counters plus a walk-in pantry with Sicis Italian glass tiles along the counter and floor, custom shelves, and an Avanti® wine fridge. Other stainless amenities include an LG® refrigerator with icemaker, gas stove with a microwave hood, and a GE® dishwasher.



ADDITIONAL FEATURES:

- All drapes, valances, and appliances remain
- Home is wired for sound throughout
- Kenmore Elite HE4T® washer and dryer in Sedona shade with 7-year extended warranty (transferrable)
- Cedar-floored attic with new ventilation system
- Central AC/heat plus On-Demand water heater
- Separate shed in back provides additional storage
- Security system and motion-detecting exterior lights
- Thirty-year architectural roof