



# 12253 SUNRISE DRIVE

Valley Brook Farms

# \$243,900

BLC/MLS# 21112116

This exceptional Custom Built Brick/Cedar 1 ½ Story Home is in immaculate move-in condition. The Large Entry opens to the Cathedral Great Room with a Gas Log Fireplace, the Formal Dining Room and Bedroom 2. The updated Kitchen features Stainless Steel Appliances, Corian Counter Tops, a Breakfast Bar and a Pantry. The Breakfast Room opens to the large covered Patio. Bedrooms 2 and 3 have a Jack n Jill Bath. The Upper Level Master Suite features a Vaulted Ceiling, Walk-in Closet, Master Bath with oversized jetted tub, separate shower. The stained woodwork catwalk leads to Bedroom #4 and another walk-in closet. The first floor Half Bath is off the Kitchen as is the Laundry Room. Wood thermal windows and six panel doors. Note the extensive open patio area. Sprinkler System too!

### FEATURES

- Numerous Updates
- 3,772 Estimated Sq Ft
- Gas Heat /Central Air
- Semi-Tax \$1,093
- 169x165 Lot Size
- Built in 1988
- Annual Fee \$25.00
- Great Rm 22x19
- Dining Rm 14x12
- Kitchen 13x09
- Breakfast 13x11
- Laundry Rm 07x05
- 2 ½ Baths
- 2 Car Attached Garage
- Master BR 22x15
- Bdrm 2 20x13
- Bdrm 3 15x13
- Bdrm 4 15x13



THIS HOME FEATURES THE HMS HOME WARRANTY PLAN



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