

2148 Birnam Wood Drive

Offered at \$3,100,000

STYLE:	TRADITIONAL	BUILT:	1978 REMODELED
LOT SIZE:	1.3 ACRES	BEDROOMS:	TWO + STUDIO
APN#	007-430-005	BATHS:	THREE

WONDERFUL TRADITIONAL STYLE HOME BEAUTIFULLY LOCATED ON THE 4TH FAIRWAY OF BIRNAM WOOD COUNTRY CLUB. SWEEPING MOUNTAIN AND FAIRWAY VIEWS ARE CAPTURED THROUGHOUT EVERY ROOM OF THIS IMPECCABLE HOME. ARCHITECTS KETZEL & GOODMAN DESIGNED THE REMODEL FOR THE OWNERS CREATING LARGE OPEN LIVING SPACE AND GRACIOUS BEDROOM SUITES. SITUATED ON 1.3 ACRES WITH PRIVATE GARDENS AND LARGE MOTOR COURT.

ENTRY FOYER:		DOUBLE DOORS LEAD YOU INTO A 38FT BEAUTIFUL GALLERIA WITH WIDE PLANK HARDWOOD FLOORS, HIGH CEILINGS
LIVING ROOM:	20x18	BUILT-IN BOOKCASES AND ENTERTAINMENT CENTER, HIGH BEAMED AND paneled CEILINGS, CARPETING, LARGE SANDSTONE FIREPLACE WITH RAISED HEARTH, WRAP A ROUND WINDOWS AND SLIDING DOOR ACCESS TO GARDEN PATIO
DINING ROOM:	17x12	COFFERED CEILING WITH RECESSED LIGHTING, LARGE BUILT-IN BUFFET WITH WALL COVERING, CARPETING, SLIDING DOOR ACCESS TO GARDEN PATIO
BREAKFAST ROOM:	17x12	BUILT-IN CABINETRY WITH SERVICE BAR AND CHINA STORAGE, WIDE PLANK HARDWOOD FLOORS, BREAKFAST BAR SEATING, SLIDING DOOR ACCESS TO GARDEN PATIO
KITCHEN:	13x13	LIGHT AND BRIGHT WITH WIDE PLANK HARDWOOD FLOORS, RECESSED LIGHTING, GRANITE COUNTERTOPS, LARGE BAY WINDOW WITH GARDEN, MOUNTAIN AND FAIRWAY VIEWS
LAUNDRY ROOM:	12x10	WIDE PLANK HARDWOOD FLOORS, SIDE ENTRANCE, ABUNDANCE OF LIGHT, EXTENSIVE CABINETRY AND STORAGE, LAUNDRY SINK
MASTER BEDROOM	23x15	BUILT-IN ENTERTAINMENT CENTER, FIREPLACE WITH RAISED HEARTH, HIGH CEILING WITH CROWN MOLDING, CARPETING, RECESSED LIGHTING, PLANTATION SHUTTERS, SLIDING DOOR ACCESS TO GARDEN PATIO AND PRIVATE SPA
BATH #1	19x10.8	LARGE SOAKING TUB, PLANTATION SHUTTERED WINDOWS WITH GARDEN VIEWS, MAKEUP/VANITY, BUILT-IN DRESSER DRAWERS, LARGE TILED WALK-IN SHOWER, SPACIOUS 11x9 WALK-IN CLOSET
BATH #2	11x9	BUILT-IN DRESSER WITH STORAGE, CARPETING, WALK-IN CLOSET, LARGE TILED SHOWER
MASTER SITTING ROOM:	15x15	SHUTTERED FLOOR TO CEILING WINDOWS, TWO ADDITIONAL CLOSETS, CARPETING
BEDROOM #2:	18x15	CARPETING, HIGH CEILINGS WITH CROWN MOLDING, SHUTTERED FLOOR TO CEILING WINDOWS, ADJOINING TILED BATH WITH TUB/SHOWER COMBINATION
ART STUDIO/OFFICE:	17x12	BUILT-IN CABINETRY, HIGH CEILINGS, OVERHEAD LIGHTING, SKYLIGHT, LARGE SLIDING DOORS TO GARDEN PATIO