

1119 CLARKE RD



BRENTWOOD BAY BEAUTY



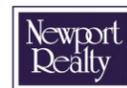
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Privately set back from the road this gorgeous 5BR 4BATH 4106sqft custom home on 1/4 acre is brimming with sleek upgrades and quality finishings. The home is immaculate and features a spectacular chef inspired open concept kitchen in 2015 and huge eating area with sparkling granite, rich wood floors and elegant dining peninsula. The Perfect place for lively entertaining or relaxing family meals. The Flexible design offers a

formal dining room or office adorned with wainscoting, both spacious family and living rooms, a private master suite with luxurious bath, large separate glass shower, heated tile floor & quiet reading nook all in it's own wing of the home! The Comfortable family layout features generous bedrooms and spacious rec/ media/play room. A ground level 1BR nanny or in-law accommodation is a private extension of the home. A Must see!



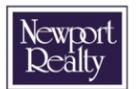
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# 1119 CLARKE RD



## SPECIFICATIONS

Square Footage	4106sq. ft.
Stainless Appliances	Solid Wood Floors Throughout
Open Concept Kitchen	In-Law Accommodation
New Granite	Large Double Car Garage
RV Parking / Boat Parking	Dining room or Office
Master Bedroom Wing	Fenced Yard
	Family & Living Rooms
Privacy Hedge	Large Dine In Kitchen
Sunny Covered Patio	.25 Acre (approx.)
Bedrooms	5
Bathrooms	4

## DIMENSIONS

Kitchen	16' x 12'
Dine In Overlooking Rear Yard	18' x 12'
Master Bedroom	14' x 12'
Walk In Closet	11'x6'
Family Room	17 x 14'
Living Room	15' x 14'
Dining Room	17' x 14'
2nd Bedroom	15' x 10'
3rd Bedroom	14' x 9'
4th Bedroom	14' x 11'
5th Bedroom	11'x10'
Additional Living Room	14'x 11'
Laundry—Main	11'x10'
Garage	21'x21'

All Measurements are approximate. Floorplan by Tafe Measure. Buyer to satisfy themselves to the size and dimensions of the dwelling and property.



### KIMBERLY LEGEARD

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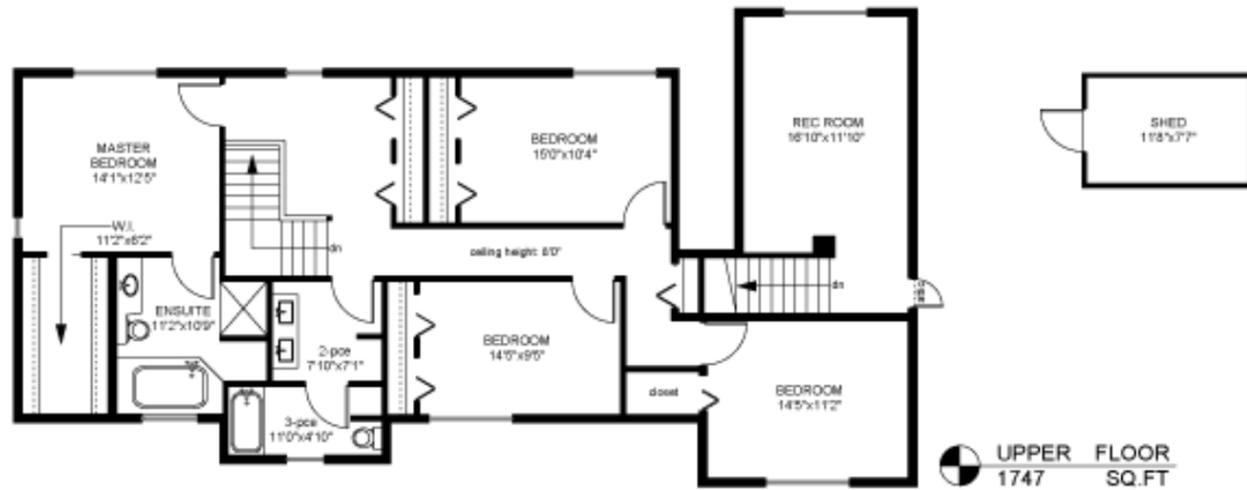
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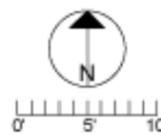
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	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2359	0	2359
UPPER	1747	0	1747
TOTAL	4106	0	4106
GARAGE	0	458	458
PATIOS	0	798	798
SHED	0	100	100



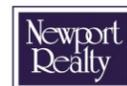
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KIMBERLY LEGEARD OF NEWPORT REALTY

MEASURED ON: 09/29/15  
DRAWING FILE: 13203

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# FEATURES OF 1119 CLARKE RD



## Interior Features

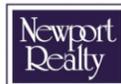
- ✓ Sparkling 1" Granite with Quiet Close Drawers and Cabinets and Sleek seasy to clean subway tile
- ✓ Gigantic Open Concept Eat In Kitchen with lots of windows
- ✓ Flexible Built in Bar or Desk in the Kitchen area, complete with Elegant Granite
- ✓ Kitchenaid French Door Fridge, Kenmore Flat Top Convection Oven, Blomberg Quiet Run Dishwasher
- ✓ Fabulous Easy Access Pantry with Hide-A-Way Microwave space
- ✓ Custom Molding and Trim on all Windows and Doors
- ✓ Elegant Wainscoting in Dining Room & Bath
- ✓ Large Mud Room Entry to Front and Garage
- ✓ Oversized Laundry Room with Folding Counter & Utility Sink and Access/Mud Room to Back Yard
- ✓ Warm and inviting family room with Boese Surround Sound and Hidden Media Equipment Closet
- ✓ Separate dining and living rooms and Media/Play/Office with Vaulted Ceilings
- ✓ Ground level Nanny or In-Law Accommodation that is totally private or an easy extension of home
- ✓ Heated Tile Floors
- ✓ Real Hardwood throughout living areas and bedrooms with beautiful transitions from room to room
- ✓ Private Master Suite Wing with Huge Walk in Coset

## Exterior Features

- ✓ Tucked back from the road with a Super Private front yard
- ✓ Generous RV or Boat Parking
- ✓ Inground Sprinkler System
- ✓ Covered Patio which is great for Barbeques & Entertaining
- ✓ Fenced Yard



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