

# BARR BROS. CONSTRUCTION, INC.

## 109 BENTWOOD DRIVE

### CHARDON, OHIO

\$389,000.00 (includes lot)

**3.99%**  
**FINANCING**  
**AVAILABLE!!!**



#### THE "CANTA RIA"

This "RITE SIZED" home has it all for the growing family. The Canta-Ria is a 2836 square foot, four bedroom home, with a two story great room, wood burning or gas fireplace, and a 3 car garage! Beautiful, oak wood flooring welcomes you as you enter the open foyer. Our signature Juliet balcony, which overlooks the two story great room, is crafted out of wrought iron. A formal dining room with tray ceiling, and a den/study with double glass doors are located off the foyer. The de-stressing drop zone, smartly located between either entry of the house, will come in handy for daily organization. The generously sized kitchen and pantry have stylish maple cabinets and a breakfast area with an extra 2' bump out. The second floor has 4 bedrooms, a large master bath, a double sink vanity, a separate toilet area, a whopping 5' shower stall, and a whirlpool tub. The Jack and Jill type hall bath with separate tub/shower toilet area is a delight. It doesn't end here: call to see this home.

#### OUR FEATURES INCLUDED IN THIS HOME ARE:

- 9' ceilings on first floor
- Oak floor in foyer, hall, breakfast and kitchen
- Ceramic tile in half bath off 1st floor hall
- Formal dining room with tray ceiling
- Laundry room on first floor
- Open kitchen, breakfast and great room
- Two story great room with second floor balcony rails crafted out of wrought iron
- Large pantry in spacious kitchen with crown molding on cabinets
- Wood burning or gas fireplace in great room
- First floor den with double glass doors
- 3 car garage
- Service door in garage
- Hot and cold water in garage
- Granite countertops in kitchen and drop zone
- 2" x 6" exterior walls with R-22 wall insulation
- R-40 ceiling insulation
- Rheem two stage 90+ furnace
- Generous sized master bath on second floor with large walk in closet, double sink vanity, whirlpool tub with ceramic tile, 5' shower with door, and private toilet area
- Split hall bath on second floor
- Spacious closets in bedrooms
- Cable and phone ready in all bedrooms
- 4" drain tile inside/outside foundation
- Partially finished basement
- Rough in for bath in basement
- Address stone on garage
- Pella: vinyl windows with Low-e thermal glass
- Huge basement windows
- Designer series window in master bath, includes slim shades for privacy
  - Stainless steel microwave, range and dishwasher
  - Landscape and sprinkler system installed



CALL DAVE BARR AT (440) 951-2242  
www.barrbroconst.com  
or email: barrbros@oh.rr.com



**MODEL HOME  
COMPLETED!  
HIDDEN GLEN  
CHARDON, OHIO**

[www.barrbroconst.com](http://www.barrbroconst.com)

**GREAT ROOM**

- 15' x 19'
- 18' ceiling height
- Fireplace with custom mantel
- Wall of windows

**DEN (FIRST FLOOR)**

- 11' x 13'
- Tray ceiling with accent lighting
- Formal Dining Room
- 11'3" x 13'

**FOYER**

- 6'4" x 12'

**KITCHEN AND DINETTE**

- 13' x 21'8"
- Kraftmaid maple cabinets & stainless steel appliances: dishwasher, microwave, range
- 6' sliding door to deck and patio
- Granite counters in kitchen

**LAUNDRY ROOM**

- First floor 6' x 10'9"

- Stainless steel kitchen appliances
- Vacuum system roughed in
- Surround sound roughed in
- Includes two speakers in kitchen for sound
- Equipment wired to arch niche
- Speakers also roughed in ~ master bedroom and basement
- Oak with wrought iron spindles
- 13 course basement
- 90 + high efficiency furnace
- 50 gallon high efficiency water tank
- Pella maintenance free vinyl windows
- 30 year dimensional shingles
- Private backyard with wooded view
- Oak flooring in kitchen, dining room and foyer
- Landscaped with sprinkler system

**MASTER BEDROOM**

- 14' x 22'8"
- Master bath with whirlpool tub, separate 5' shower
- Toilet room with door
- Generous sized walk in closet

**BEDROOM #2**

- 11'4" x 13'10"

**BEDROOM #3**

- 11'4" x 13'

**BEDROOM #4**

- 11' x 13'
- Double bowl sinks with Jack and Jill entry to second floor bath

**BASEMENT**

- Underground plumbing rough in for future bath
- Partially finished basement

**LOT SIZE**

- Cul de sac setting
- 165' x 145'

School District: Chardon

Finished Square Feet: 2836

Walk out basement includes additional 700 square feet partially finished

Full bathroom also roughed in in basement

**BEDROOMS: 4**

- Master on second floor
- Three additional bedrooms on second floor

**GARAGE**

- Three car
- H/C water & drain in garage
- Service door also included.