

BARR BROS. CONSTRUCTION, INC.
939 OUTRIGGER COVE
PAINESVILLE TOWNSHIP, OH 44077



THE "CANTA-RIA"

\$289,700.00 (includes lot)

939 Outrigger Cove is a 2810 square foot, four bedroom home, including a two story great room, gas fireplace, and 3-car garage! Beautiful, lument wood 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 birch cabinets and a breakfast area with an extra 2' bump out. The second floor has four bedrooms, a large master bath, double sink vanity, separate toilet area, a whopping 5' shower stall and 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 view this home.

OUR FEATURES INCLUDED IN THIS HOME ARE:

- 9' ceilings on first floor
- lument oak floor in foyer, hall and breakfast, as well as 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
- 2 story great room with second floor balcony rails crafted out of wrought iron
- large pantry in spacious kitchen with crown molding on cabinets
- 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
- marble sills throughout
- some granite countertops
- generous sized master bath on second floor with large walk in closet, double sink vanity, whirlpool tub with ceramic surround, 5' shower with door, and private toilet area
- split bath on second floor
- spacious closets in bedrooms
- cable and phone ready in all bedrooms
- 4" drain tile inside/outside foundation
- rough in for full bath in basement
- address stone on garage
- glass block windows with vents in basement
- sprinkler system and landscaping
- Pella vinyl windows with Low-e thermal glass
- Pella designer series window in master bath, includes slim shades for privacy
- S.S. micro & dishw.



CALL DAVE BARR AT 440-951-2242

www.barrbroconst.com or email: barrbros@oh.rr.com