

TAKE A TOUR AT - www.janf.com/16572.htm



**16572
Nina Cr.
\$250,000**



**4BR/5BA
2862 AG/940 BG approximate**

- * nearby access to Lake Zorinsky, trails, rec area
- * newer inground pool '03, extensive landscaping
- * tile foyer & oak floors on main level
- * kitchen w/newer granite counters
- * large eating area overlooks pool and family room

- * brick fireplace, built-ins & wet bar in family room
- * French doors to living room/den
- * updated master, French doors to sitting room, granite
- * lower level w/rec room, exc room, work room, 1/2 ba
- * 3 car oversized tandem garage, Millard West Schools



The Faulkners - Jan & Dave
Jan - 690.5263 ASSOCIATE BROKER, CRS, GRI - DAVE - 677.0620 FULL TIME AGENT
E-Mail - Jan@JanFaulkner.com - Dave@DaveFaulkner.com - www.janf.com



“IT’S ALL ABOUT TRUST”



Entrance

arched brick covered entrance

Entry - (13-8x9-10)

tile floor
2 coat closets
wood door w/leaded glass
2 side lights w/wood blinds
new bronze light fixture

Kitchen - (19x13-8)

oak kitchen cabinets w/bronze pulls
oak floor
kitchen window overlooks pool
newer granite counters
breakfast bar
refrigerator stays
cooktop range
dishwasher
microwave
garbage disposal
pantry w/roll-out shelves
ceramic tile plant ledge in front of sink
mini blinds
large bay eating area overlooks pool
oak see-through divider between kitchen & family room

Living Room or Den - (13-3x11-4)

oak floor
wet bar access - pass through from FR
built-in oak bookcases
library paneling
wood blinds
finished beamed ceiling
French door
new paint

Dining Room - (13-7x10-3)

oak floor
recessed wood vault in ceiling
chair rail
wood blinds & valance
new paint
new light bronze fixture

Family Room - (21-5x15-5)

oak floor
door to patio & pool area
brick fireplace w/gas starter, glass doors
built-in oak bookcases
wet bar w/pass through to LR/Den
finished beamed ceiling
mini blinds
wainscoting
new bronze light fixture
new paint

Rec Room - (28-7x17-4)

finished lower level
neutral carpet
2 windows
white bookcase

1/2 bath w/new vinyl floor, new toilet, oak medicine cabinet

Powder Room

off kitchen & garage entrance
oak floor
oak linen cabinet
oak vanity
new light fixture
pocket door

Laundry Room #1 - (8-4x3-2)

off garage entrance
oak cabinets
oak floor
washer/dryer stay

Laundry Room #2

off master walk-in closet
stackable washer/dry negotiable - \$750
carpeted

Master Bedroom - (15-5x15-4)

see through gas fireplace to master bath
vaulted ceiling
updated carpet
ceiling fan
pleated shade & cornice
huge wrap around walk-in closet w/lots of built-in storage shelves
2nd closet w/access to attic storage & cedar closet
French doors to large sitting room or office
new paint

Sitting Room - (15-9x12-7)

French doors
updated carpet
pleated shades & cornice
access to 1/2 bath w/tile floor, oak vanity
new paint

Master Bath - (13-8x13-4)

ceramic tile floor
see through gas fireplace to master
new sheers on bay window overlooking pool
granite counters on double oak vanity
new shower & whirlpool tub w/tile trim
skylite
separate room for toilet & tile shower, tile floor, oak cabinet
radiant heated floor

BR#2 - (13-8x12)

updated carpet
double closet
mini blinds & valances

BR#3 - (15x11-4)

updated carpet
double closet
mini blinds & curtains

BR#4 - (12-5x11-4)

pleated shade & curtain/double closet
updated carpet

Exercise Room/Office - (13x13)

in lower level
new vinyl floor
door with combination security lock
peg board door to storage under staircase
eraser board
wired for phone & internet

Main Bath

huge & updated/ceramic tile floor
bay window w/tile plant ledge
wood mini blinds & valance
large vanity w/double sinks
oak linen cabinets
tub w/shower
linen closet

Workroom - (10-7x6-1)

window/folding door
new vinyl floor
storage room & access to utility boxes - left of basement bath

In-ground Pool - 35'x24'

includes exit stairs in measurement 10' under diving board
cover & heater included
new '03
38,000 gal capacity/heater
large concrete patio & deck area
professionally opened and closed by Continental Pool - Mike - 333.9025

Misc.

access to Lake Zorinsky Recreation Area & Lake - trails, picnic area, playground, & new Water Park

wood shake roof new in 2000
new furnace '05/new AC '05

cable access & curb cut
sump pit & pump
permanent siding
3 car tandem oversized garage w/GDO & 3 remotes, key pad entry, walk door to pool & backyard

Yard - (76x130)

mature trees/extensive landscaping
sprinkler system
wood fence belongs to neighbors

Homeowner Association - \$95/year

Taxes - \$5,384

Home Built - 1984

Schools - verify w/school district

J. Sterling Morton Elementary
Russell Middle School
Millard West High School

“OUR PROFESSIONAL TOUCH”