

TAKE A TOUR AT - www.janf.com/203.htm



**203
Martin Dr.
\$170,000**



**4BR/3BA
2622 AG approximate**

- * West facing 1 1/2 story, new designer roof
- * new high efficiency furnace & AC 2010
- * backyard backs to wooded area
- * see through fireplace in eat-in Kit, new granite counters
- * recessed area for hutch in formal DR, window seat
- * great room w/see through fireplace, dramatic window
- * spacious main floor master suite w/treed view
- * central vac, security system, sprinkler system
- * extensive landscaping, wood fenced yard, deck
- * near Fontenelle Golf Course & nature area



The Faulkners - Jan & Dave

**Jan - 690.5263 ASSOCIATE BROKER, CRS, GRI - DAVE - 677.0620 FULL TIME AGENT
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“IT’S ALL ABOUT TRUST”



Entrance

side & walk is stamped concrete
west facing
large covered front porch/
stamped concrete
wood railing

Entry - (7-6x7-8)

2 side lights w/shades
wood door has leaded glass
large tile foyer
coat closet
14' ceilings

Kitchen - (26-4x15-6)

new granite counters
ceramic tile backsplash
open soffits
plant ledge in front of sink
tile floor
oak cabinets
corner pantry
see-through fireplace
dishwasher
microwave
cooktop range
double ovens
planning desk
eating area near fireplace
door to deck
mini blinds
view of wooded area

Great Room - (19x15-5)

14' high ceiling
see-through brick fireplace
dramatic east windows w/
backyard treed/wooded view
access to deck
vertical blinds & mini blinds

Dining Room - (13x11-6)

custom paint
oak crown molding
valance
recessed hutch area
window seat

Powder Room

main floor
new vinyl floor
oak vanity

Utility Room - (15-7x5-8)

mud room
off garage entrance
new vinyl floor
utility sink
oak cabinets
window w/2" blinds

Master Bedroom - (17-1x12-10)

main floor
vaulted ceiling
ceiling fan
silhouette blinds w/valance
large window w/backyard treed/
wooded view

Master Bath

cathedral ceiling
whirlpool tub
separate ceramic tile shower
his & hers vanities
2 walk-in closets w/double
mirrored doors
silhouette blinds

BR#2 - (12-9x11-9)

2 mirrored closet doors
pleated shades
ceiling fan

BR#3 - (12-5x11-8)

cathedral ceiling
ceiling fan
silhouette blinds
arched windows

BR#4 - (12x5x11-3)

pleated shade
double mirrored closet
ceiling fan
shelf over closet

Play Room - (23x21)

large play area - T shaped -
12x9 + 23x9
possible 5th bedroom or office
no closet
2" blinds
wood oval window

Main Bath

2nd floor
2 room bath w/10' high ceiling
new vinyl floor
double sinks
tub w/ceramic tile shower
oak vanity
window

Linen Closet

in hallway

Misc.

newer paint throughout home
large 100% unfinished base-
ment
poured foundation
2 windows
6 panel light oak doors
radon mitigated 2002
new designer roof 2012
new high efficiency furnace
2010 & AC 2010
new exterior paint 2009
security system
central vac
sump pump/pit ????
2 car garage w/2 GDO
curb cut

Yard - (100x150)

extensive landscaping
stone wall
100% wood fence
backs to wooded area
trees 7
sprinkler system

Taxes - \$5,628

Home Built - 1993

Schools - Bellevue

“OUR PROFESSIONAL TOUCH”