

# 3804 S. Birchwood Ave.

[www.3804Birchwood.com](http://www.3804Birchwood.com)

\$344,900

**NEW PRICE!!!**



## Room Dimensions

Living Room: 15x26

Dining Room: 15x12

Family Room: 18x28

Kitchen: 19x15

Master: 14x16

Bedroom 2: 12x13

Bedroom 3: 14x25

\*add a wall for 2 beds

## Square Footage:

Main: 1872

Lower: 1176

Total: 3048

\*144 sq ft unfinished

## Bathrooms:

1 Full Master Suite

1/2 Main Powder Room

1 Full Lower



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**GreenAcre**  
REAL ESTATE

Welcome to this stunning ranch walkout in the Tuthill Park neighborhood! Located on a tranquil cul-de-sac featuring mature trees sitting on almost half an acre. The beautiful front foyer leads you into the living and formal dining great room. Drenched with natural light, the great room features a floor to ceiling stone wood burning fireplace and large picture windows. Enjoy this custom kitchen design by world-renowned St Charles of New York including gorgeous stone tops, stainless appliances, & cook-top gas stove. The master suite boasts a spacious walk in closet and high end custom on suite bath featuring beautiful ornate tile work, in floor heat, and spa like walk in tile shower with multiple shower heads and body sprays. Wonderful lower level family room w/fireplace providing an entertainment and relaxation space. Brand new wood shake roof, updated siding & exterior paint, high efficient heating & cooling system, and heated oversized garage w/ drain. Truly a one of a kind home.



Year Built: 1976

Taxes: \$4,736.92

Garage: 2 Stall

Schools: John Harris Elem.

Patrick Middle

Lincoln High

Lot Size: 18,514 Sq Ft.

