



Dolington Estates
Lower Makefield Township, Pennsylvania

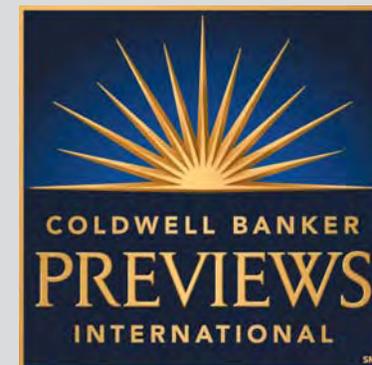


Pertinent Information

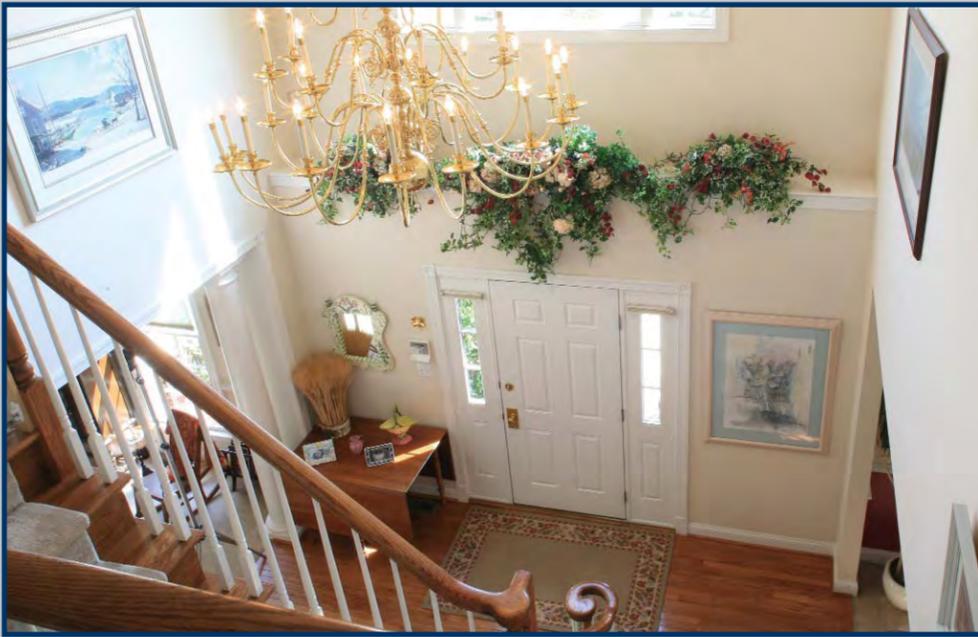
Tax ID#	20-079-004
Zoning	Residential
Water	Public
Septic	Public
Heating	Gas
Cooling	Central Air
School District	Pennsbury

Offered for \$1,080,000

Barbara & Larry Breeden
COLDWELL BANKER
HEARTHSIDE REALTORS
Washington Crossing Office
215-493-1877
Extension 114
www.CBHearthside.com



Brochure by THE HEARTHSIDE GROUP 2007
Information is deemed reliable, but not guaranteed.



The impeccably maintained exterior of this home is just a foretaste of the delightful interior. Professionally landscaped to include flowering shrubs, tall grasses, and beautiful perennials, this graceful brick home is located in a quiet, executive neighborhood less than five minutes from Newtown and with easy access to Route 95.

The entrance offers a two-story foyer that is bright and inviting. With its southwest exposure, this home has light flowing throughout all day. The foyer's gleaming oak floor and a grand stairway leading to an open second-floor balcony are highlighted by a large brass chandelier. A lift enables the fixture to be lowered for easy maintenance.

Opening off either side of the entryway are the formal dining and living rooms. Both feature high ceilings with crown molding and chair rails, tall windows, and plush neutral carpet. Straight back from the front door, the back of the home opens up with many options. A large, attractive and functional kitchen leads to a spacious breakfast room and oversized family room. All overlook the large rear yard and lovely patio and in-ground pool.

The kitchen boasts ample storage from the tall cabinets to two large pantries with California Closet storage systems. The dark, speckled granite countertops make a perfect counterpoint to the light Italian porcelain floor and light maple cabinetry. A large center island offers even more work and storage space, as well as a JennAir gas range and grill and seating space. A GE Profile cook-top on an adjacent counter as well as a double wall oven provide additional cooking options.

The breakfast room ceiling soars two stories with a large window in the rear wall, and overlooked by the second-floor balcony. Double French doors lead to a delightful all-season sunroom in which to while away the hours with a good book. This room has a separate zone for heating and air conditioning and a Casablanca fan. The focal point of the adjacent two-story family room is a brick fireplace with raised brick hearth and carved wood mantle.

One of the highlights of this home is the first level master suite. Whether you choose to make this your main master, or offer it to visiting guests, in-laws, or even as an au pair suite, it's roomy, comfortable, and convenient.



Double doors from the family room lead to the main sleeping space, which connects to a sitting room and oversized master bath with corner Jacuzzi, shower stall, and a large, walk-in closet. The sitting room in turn opens onto the formal living room, but can be closed off by double doors for privacy.

The second level can be accessed by the front staircase or by a second set of stairs off the kitchen. A very large master bedroom occupies one end of the second floor. The sleeping area has a tray ceiling in addition to opening onto the master bath, with a deep-set corner tub and separate shower stall with two heads, flanked by vanity sinks, one with a seating area. A separate water closet finishes off this fine bath. Two immense walk-in closets with California Closet systems offer ample space for even the most accomplished dresser. A connecting room is perfect for an office, den, reading room, or even a baby's nursery.

Down the hall are twin bedrooms connected by a full bath. Both rooms are large and comfortable and contain walk-in closets. A guest bedroom with a full bath also is located on this end of the home.

The large lower level is carpeted, but not completely finished. With a little imagination it could become a favorite place to spend evenings playing pool, entertaining, watching movies, or working out. A wide doorway leads outside to a small fenced yard; a perfect space for pets.

The rear yard's focus is the 20-yard Carlton concrete pool. Generally freeform in style, it has been modified with an elongated end that functions as a lap lane for serious swimmers. A raised six-jet spa is set to one side and acts as a mini waterfall into the main pool. Two patios of EP Henry pavers provide plenty of space to entertain on those sultry summer evenings.

Other special features of this very special home include the Bose sound system which filters music throughout the home as well as in the patio area, hi-hat lighting throughout, a holiday light package, a three-car garage with keyless entry, in-ground sprinkler system, outdoor façade lighting, and a Citadel security system.

