

3245 TOWN MANOR CIRCLE | *Residence Highlights*

Immaculate Hamilton Mill Estate

EXTERIOR & GROUNDS

- ❖ Immaculate Estate Situated on the 9th Green in the Hamilton Mill Community
- ❖ Formally Street of Dreams Home
- ❖ 6 Bedroom Suites
- ❖ 5 Full Bathrooms / 3 Half Bathrooms
- ❖ Three-Car Garage, Porte-Cochere, Additional Detached Parking
- ❖ Full Entertainment Venue with Theatre & Stage Above Detached Garage
- ❖ Built in 1997 within Green Building Standards
- ❖ Roughly 10,000 Square Foot Open Floor Plan
- ❖ Master on Main
- ❖ 5 Masonry Fireplaces / Outdoor Fireplace with Chimney Feature
- ❖ Finished Basement with 2 Bedrooms, Gym Facility, Craft Room, Pool Table, Kitchenette & Bar, Sitting Area
- ❖ Large, Heated Swimming Pool
- ❖ 2 Covered Poolside Lounges, 1 with Built-In Entertainment Hook-Up
- ❖ Impressive, Custom Mural
- ❖ Custom Viking Grill Station
- ❖ Grillside Bar with Seating for 8
- ❖ Intimate Seating Area Around Custom, Stone Fireplace on Upper Terrace
- ❖ Multiple Seating Areas in the Outdoor Terrace Spaces
- ❖ Covered Pergola Walkway from Pool to Lower Level Home Gym
- ❖ 2 Sets of Custom, One-of-a-Kind Iron Doors
- ❖ 2 Fountains, Located in Front of Home & Poolside

MAIN LEVEL

- ❖ Old World Foyer Features Limestone Flooring, Freestanding Spiral Staircase & Faux Finished Barrel Vaulted Ceiling
- ❖ Octagonal Study with Judge's Paneling, Ladder Stair & Coffered Ceiling
- ❖ Stacked Stone Fireplace in Keeping Room Leads to Outdoor Patio & Grill
- ❖ Elegant, Formal Dining Room Opens to Butler's Pantry
- ❖ Gourmet Chef's Kitchen Includes Custom Cabinetry, Viking Appliances, Spacious Island with Seating, Breakfast Area & Nook
- ❖ Custom Pantry with Intricate, Old World Door
- ❖ Customized Drink Station with Oversized Wine & Cold Drink Storage, Espresso & Coffee Station & Built-In Ice Maker
- ❖ Kitchen Desk Station with Specialized Hidden Printer Storage
- ❖ Domed Up-Light Tuscan Faux Finished Ceiling in Powder Room
- ❖ Stately Master Suite Boasts Sitting Area, Access to Patio Overlooking 9th Green, Soaring Cathedral Ceilings, Luxurious En-Suite with Exotic Granite, Separate Soaking Tub, Seamless Glass Shower, & Custom Walk-In His/Hers Closet
- ❖ Living Room Features Custom Entertainment Built-In for Oversized Television, Architectural Tromp L'oeil & Floor-to-Ceiling Window
- ❖ Expansive Laundry Room

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LUXURY ESTATE PORTFOLIO

VISIT: Live3245TownManorCircle.com

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UPPER LEVEL

- ❖ 3 Bedroom Suites Feature Crystal Chandeliers & Spacious Walk-In Closets
- ❖ 2 Spa-Like Bathrooms, 1 with Rain Shower Heads & Body Jets
- ❖ Marble or Exotic Granite Features in All Bathrooms
- ❖ Access to Upper Patio above the Porte-Cochere
- ❖ Covered Patio overlooking Poolside Oasis
- ❖ Hardwood Flooring, Top-Quality Trim, Extremely Generous Use of Molding Throughout

DAYLIGHT TERRACE

- ❖ Finished Basement
- ❖ 2 Spacious Bedrooms / 2 Private Bathrooms
- ❖ Large Living / Rec Room
- ❖ Crafting Room
- ❖ Game Table Space
- ❖ Bar-Area with Sink & Refrigerator, Bar Seating, Fireside Sitting Area
- ❖ Professional-Style Exercise Room Leads to Lower Patio
- ❖ Large Storage Area with Brick Pantry Space