



3981

FARBER COURT

NEW ALBANY, OHIO 43054



This elegant Guzzo-built, all-brick home sits at the end of a quiet cul-de-sac. Outdoor features include professional landscaping, an irrigation system and a paver brick patio off the gorgeous Florida Room. The Kitchen opens to the Family Room, both with hardwood floors and custom built-in bookcases and shelving. The Private Owner's Suite has a fireplace and deluxe bath, and the finished basement has more than 1,000 square feet of living space. Stunning perennial gardens surround this beautiful home!

Offered at \$749,000



MAIN *Level*

Beautiful two-story entry with paned glass front door and transom above. Hardwood floors grace this bright and sunny entrance complete with chandelier, recessed lighting and elegant stairway. Greet your guests in the formal Living Room, offering custom shelving and a window seat. Enjoy holiday dinners in the formal Dining Room accented by chair rail and crown molding. The center island Kitchen has ample cabinet storage, granite counters and a large sunny Breakfast Area all open to the spacious Great Room with fireplace and access to the fabulous Florida Room overlooking the rear gardens. Also, on this level lies the private den with French Door entry, laundry room and formal Powder Room. 🏡



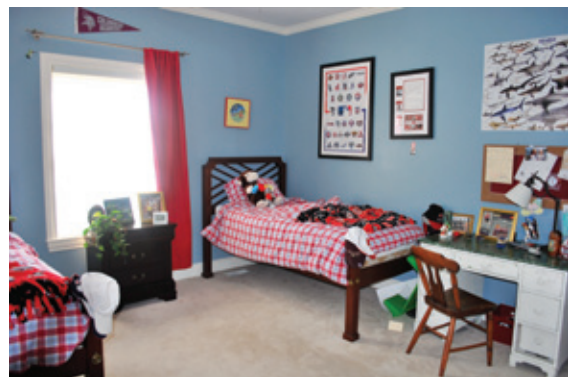
LOWER *Level*

1,000 additional square feet of living space is located in the wonderful finished lower level. This wonderful space offers a large recreation/game room, separate workout/playroom, full bath, fifth bedroom and lots of storage space. 🏡



SECOND *Floor*

Ascending the open stairway to the second floor, you are greeted by French Doors leading into the relaxing Master Suite with fireplace. The main feature of this room is the detailed coffered ceiling. Just steps away lies the Master Bath offering double vanities, a jetted tub, large separate shower and walk-in closet. Three additional spacious bedrooms occupy this floor, one with a private en suite bath and two that share a large hall bath. 🏡



ADDITIONAL *features*

- ◆ 2 Gas Log Fireplaces
- ◆ Large Paver Patio
- ◆ Fenced Garden and Patio
- ◆ Security System
- ◆ Finished Basement with poured walls
- ◆ Brick Exterior
- ◆ 5 Bedrooms, 4.5 Baths
- ◆ Hardwood Floors
- ◆ 3 Car Side-Load Garage
- ◆ Parcel #222-001739-00
- ◆ Large Curved Lot
- ◆ Year Built: 1997
- ◆ New Albany Plain Local School District



NEW ALBANY REALTY

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