



**KELLER
WILLIAMS**®
REAL ESTATE

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Offered at \$675,000

Impressive and inviting at first glance and every look thereafter, this fine property is set on a professionally landscaped .44 acre lot in one of the area's most appealing and convenient locations. Contemporary flair and traditional concepts blend harmoniously in this 7100 square foot home built in 2000. The interior exudes warmth and livability with high ceilings, superb finishes and a floor plan that flows effortlessly from one impressive room to the next. A whirlpool tub, oversized shower, and his and her walk in closets make the master bedroom suite a luxurious sanctuary. A large and elegant dining room is an impressive site for formal entertaining while the split level deck at the rear of the home presents a more casual atmosphere for mingling with guests. Shopping, hospitals, and schools are just a short drive from this outstanding neighborhood. Equally important is the easy access to major thoroughfares for commuting ease to New Jersey or the Lehigh Valley.

First Floor

Grand Foyer	11' x 11'	Oak hardwood flooring. Dental crown molding over door. Trellis window with detailed molding around side lights. Walk in coat closet with shelving under stairs.
Sitting Room	11'2" x 12'	Dual crown molding. Upgraded carpet and padding. Raised baseboard. Custom window treatments.
Living Room	12'6" x 15'3"	Upgraded carpet and padding. Dual crown molding.
Office/Den	14'6" x 22'6"	Vaulted ceiling, upgraded carpet and padding, 3 windows and an oversized architectural window. Five blade Hunter ceiling fan with light Framed glass door from living room to office.
Dining Room	12'7" x 14'10"	Upgraded carpet, chair railing, chandelier with medallion, 2 oversized windows.
Kitchen	12'6" x 21'6"	Hardwood floors, oak cabinets with brass and porcelain fixtures. GE Profile Appliances. Garbage Disposal. Center island 62" x 36". Pantry 67" x 24" with dual doors. Standard broom closet. Recessed lights, under cabinet lights with dimmers.
Family Room	19'2" x 14'7"	Cathedral Ceiling. Wood burning fireplace with marble and carved wood surround with accent lighting, Hampton Bay 5 blade ceiling fan w/ light. Two large windows. Wall to wall carpet.
Great Room/Music Room	19'6" x 17'6"	12 foot cathedral ceiling. French doors leading to outside deck. Hampton Bay 5 blade ceiling fan with lights. Six eyeball lights. Hardwood floor surround with carpet. Architectural windows.
Laundry Room/Mud Room	10'6" x 6'6"	Washer/dryer hook-up. Built in overhead cabinets. Utility sink. Vinyl. Dual entry from outside and garage. Storm door with retractable window/screen.
Bathroom	6' x 3'	Pedestal sink with Mojen faucet. Eljer toilet. Hardwood floors.

Second Floor

First Bedroom	19'2" x 15'8"	Dual door entry. Nine foot ceiling. Wall to wall carpet. Two large windows. His/Hers walk-in closets. Sitting room 16' x 11' two 2-line phone jacks and cable.
Bedroom Bathroom		Two person corner Jacuzzi Tub with custom tile surround. Tile shower with pulsing shower head and glass door. Raised vanity with cultured marble his/her Sinks. Linen closet.
Second Bedroom	14'8" x 12'6"	Oversized closet w/ built-ins and sliding doors. Hampton Bay ceiling fan. Two large windows. Dual line phone jack and cable. Wall to wall carpet.
Third Bedroom	14'4" x 12'6"	Oversized closet with sliding doors. Hampton Bay ceiling fan with light. Two large windows. Dual phone jack and cable. Wall to wall carpet.
Fourth Bedroom	12'6" x 12'6"	Oversized closet with sliding dual doors. Hampton Bay ceiling fan. Dual phone jack and cable. Wall to wall carpet
Bathroom		Tile floor. Tub/shower with tile surround. White washed cabinets with linen closet. Sink and medicine cabinet.

Third Floor

Fifth Bedroom	12'6" x 14'4"	Vaulted Ceiling. Hampton Bay ceiling fan with light. Dual phone jack and cable. Oversized closet with attic access. Wall to wall carpet. Separate zone for heat/air.
Bathroom		Louvered doors. Tile floors. Bath/shower with tile surround. Cultured marble sink with white washed oak vanity.
Storage room	13'7" x 6'7"	Shelving. Carpet. Attic access. Access to Carrier Heat pump 300 PSIG.

Basement/In law quarters

Sixth Bedroom	10'5" x 10'5"	Reach in closet. Drop ceiling. Two windows. Wall to wall carpet.
Seventh Bedroom	14'6" x 9'6"	Reach in closet. Dual DH windows. Wall to wall carpet.
Eighth Bedroom	14'6" x 9'6"	Reach in closet. Dual DH windows. Wall to wall carpet.
Living Room	19'6" x 14'6"	Wall to wall carpet. French doors leading to outdoor patio.
Kitchen/Breakfast room	13'6" x 19'6"	Tile floors. Eat at bar for 4. Whirlpool Gold oven and stove. GE Profile Dishwasher. E wave microwave. Whirlpool S/S refrigerator. All white appliances and cabinets with brass hardware. Garbage disposal h/u. Recessed lighting.
Sitting room	14'8" x 14'6"	Wall to wall carpet. Custom light fixtures.
Game Room	16'8" x 17'10"	Wall to wall carpet. Hunter ceiling fan with lights. Reach in closet with shelf.
Laundry Room	11'3" x 6'	Tile floors, Utility sink. Overhead shelves. Sump pump in closet.
Bathroom		Shower/bath combo. Oak vanity. Tile floors. Storage.

LOCATION: 1999 Autumn Ridge, Lower Macungie Twp, PA 18062 ID# 165805981101,
SR Zoning

TOTAL SQUARE FT: Aprox. 7000

SIZE OF PROPERTY: .44 Acres - 110 x 148

ASSESSMENT: \$162,950.00

2004 TAXES: County & Municipal \$1716.68, School \$5638.68 **Total \$7355.36**

WAGE TAX: 1%

HEATING: Carrier Gas Heating and Air - 3 zones. Baseboard backup electric heat in lower level

ELECTRIC: 400 amp circuit breaker service 100 in lower level

UTILITIES: Electric and gas summer avg 40.00, winter avg 400.00 Water 40.00 qtr. Garbage 170.00 annual

SOUND/INTERCOM SYSTEM: Nutone I/O intercom/surround sound system with am/fm stereo cd.

ALARM SYSTEM: Brothers Security

WINDOWS: Anderson Double Hung and Casement

ROOF: 25 year Asphalt Shingles

GARAGE: Side entry 3 car finished

CONSTRUCTION: Michael Anthony 2 x 6 Construction with Brick face, vinyl back and sides

SEWAR: City - Lower Macungie

WATER: City - Lehigh Valley Water Authority

HOT WATER: 75 gallon hot water heater

PLANTINGS AND GROUNDS: Low maintenance macadam drive and parking area, EP Henry Pavers, trex split level deck with fiberglass railing, River Birch Trees, Seeded lawn front and back, professionally landscaped and maintained, Sidewalks, parking strip,

SCHOOL: East Penn School District servicing the immediate area with Wescosville Elementary, Lower Macungie Middle and Emmaus High School

INCLUDED: Refrigerators, window treatments.

GENERAL NOTES: Outdoor 500w halogen lighting package on timers, indoor Christmas lighting package, Dual staircase front and back, Princeton energy insulation package, insulated pipes throughout, Lutron lighting dimmers in lower level, 4 phone lines with dual jacks in every room. CAT 5 Cable throughout home.

Information deemed reliable but not guaranteed