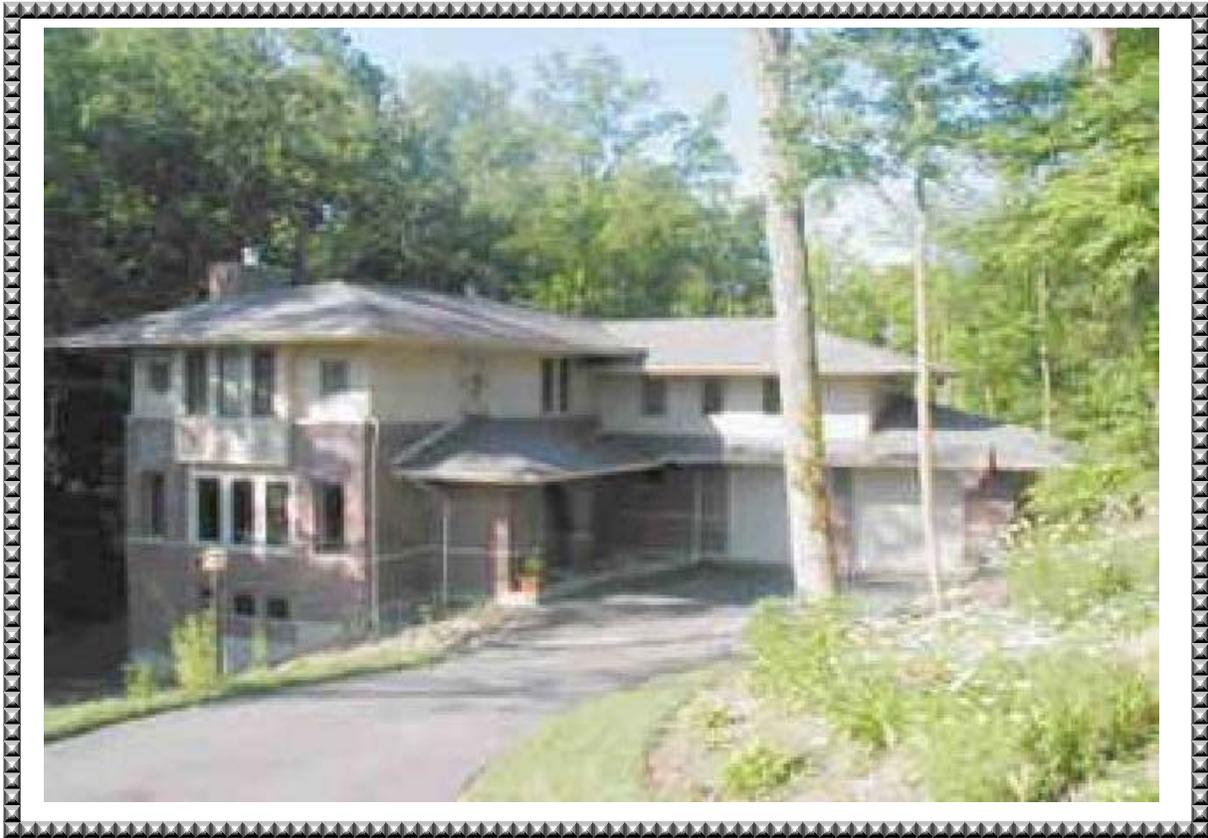


PHEASANT HILLS ON THE LAKE!



Frank Lloyd Wright's Custom Design on .78 Acre!

Frank Lloyd Wright's "Oak Park" inspired Designer's Own! Private wooded acreage at Pheasant Hills on the Lake...endless Marvin Window Walls capture wildlife and forest views! Two Central Hearth Stone Fireplaces, finished walk-out lower level. Translucent radius master shower! A work of art!

ADDRESS: Lot 70 Pheasant Hills on the Lake
(1913 West Loveland)
SUBURB: Loveland
LOT SIZE: 212 x 251
SEMI-ANNUAL TAX: \$2556.31
EASEMENTS: Of Rec
RESTRICTIONS: Of Rec
STYLE: Transitional

AGE: 1999
CONSTRUCTION: Brick
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$225.00
HEAT: Gas
HOA: \$210.00

COOLING: Central Air
ELEM: Loveland
HIGH SCHOOL: Loveland
PELEM: Choice
PHIGH: Choice
WATER: Public
SEWER: Public

All information is believed to be accurate but not guaranteed

QUOTATION: \$349,900 MLS# 771410 ONE PLACE# 985-1111 enter 6784



*Exclusively represented by: Gail Coughlin
Cell: 604-1731 Voicemail: 513-483-4569*

PHEASANT HILLS ON THE LAKE!



Built in 1999 in the ultimate woodland setting, Frank Lloyd Wright's passion for "the natural" is re-enacted by a well know local Designer for his own family! Endless Marvin Integrity Window Walls enjoy a panorama of nature from season to season. The window construction features a Fiberglass pre-finished clad exterior with stained pine interior, thermal panes with low-e coating and Argon gas in a casement type for the ultimate in durability. Open airy spaces integrate with two stone fireplaces as the central focus for the 25' Great Room and 29' Hearth Room Kitchen. The Master Suite enjoys a walk in radius shower and laundry! A finished lower level walk out with full bath allows the exceptional flexibility. Please call for your personal brochure to review more extensive design features.

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Property Description

Set in "Pheasant Hills on the Lake" subdivision, this custom residence built in 1999 is situated on a wooded site. The house is nestled within wooded acreage providing a natural setting with spectacular views and privacy. Custom designed by the owner, a local award winning residential designer, this Prairie style home has design features that are fitting a family living environment. Along with the beautiful exterior, over 40 windows, stained trim interior, an open floor plan, custom walk-in Master Shower and custom kitchen cabinetry add to the unique character of this home.

The Lower Level is full walkout with glass French doors to provide easy access for furniture and recreation equipment. A full bath with built-in shower and large storage area complete the floor.

The First Floor is divided into two separate living areas, each with its own stone-faced wood-burning fireplace. The front half, a large great room designed for the Formal Living Room and Dining Room also include the main brick arched entryway and two coat closets. The rear half is comprised of a functional kitchen with a double oven, glass cooktop and custom cherry cabinets.

Also in this area is the Breakfast table and carpeted Family Room. The First Floor has been pre-wired for audio in both the front and rear portions. A large disappearing door can easily divide the Front and Rear sections. Included on the First Floor is a half bath, rear closet with laundry tray and access to the two-car garage.

The open stairwell takes you to the Second Floor, which includes a Master Suite, Two large Bedrooms with large closets, a Playroom that can be converted to a fourth bedroom and a Hall Bath with a 6' Whirlpool tub. The Master Suite includes a custom Nautilus shape walk-in shower, laundry facilities within the walk-in closet and a compartment water closet. The bath is gloriously lit by a 4' Velux Roof Window.

The house includes Kohler plumbing fixtures, Marvin integrity windows, Quoizel lighting fixtures, well insulated exterior walls and attic, 2 x 12 floor joists for minimal floor bounce, a High efficiency gas water heater and furnace, rear deck, electric underground dog containment fence, indoor dog containment fence preventing pet access to second floor and formal entertaining rooms, wired for Direct TV, a landscaped designed front, a wild flower garden and a blacktop driveway with additional parking area.