

YOUR PRIVATE NATURE PRESERVE



OFFERED FOR THE FIRST TIME IN GENERATIONS 1.198 ACRES ON GREENBELT

A breathtakingly beautiful setting will lift your spirit as you enter the crushed stone drive. Tucked away at the end of one of the Village's most convenient cul de sac's the property is enveloped by Green Spaces! Knowing how rare the opportunity is to find a well priced, manageable, and updated one floor plan in the village, the current owners snapped it up the day it was listed over 30 years ago. It has been a love affair ever since... please enjoy their letter to you here... it offers a very special insight into their story. Expansive glass walls create a veritable work of art in every season. The home's 2496 square feet is one delight followed by another. A dual fireplace separates the light filled solarium from the living room, the cook's kitchen offers impressive sophistication to include Bosch & Thermador, a "wow" oversized screened porch in redwood, carefully updated baths & 4 bedrooms punctuated by abundant skylights, and storage to die 4, all on one level.

ADDRESS: 5990 Crabtree Lane
SUBURB: Indian Hill
LOT SIZE: 1.198 Acre
SEMI-ANNUAL TAX: \$3,350.59
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Midcentury Modern

AGE: 1952/2002
CONSTRUCTION: 12" Redwood
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$303.00
HEAT: Natural Gas, Forced Air

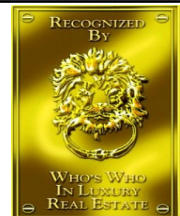
COOLING: Central Air
ELEM: Indian Hill SD
HS: Indian Hill SD
PElem: Choice
PHigh: Choice
WATER: Public
SEWER: Private
GENERATOR: **Natural Gas**

Quotation: \$695,000



COLDWELL BANKER WEST SHELL

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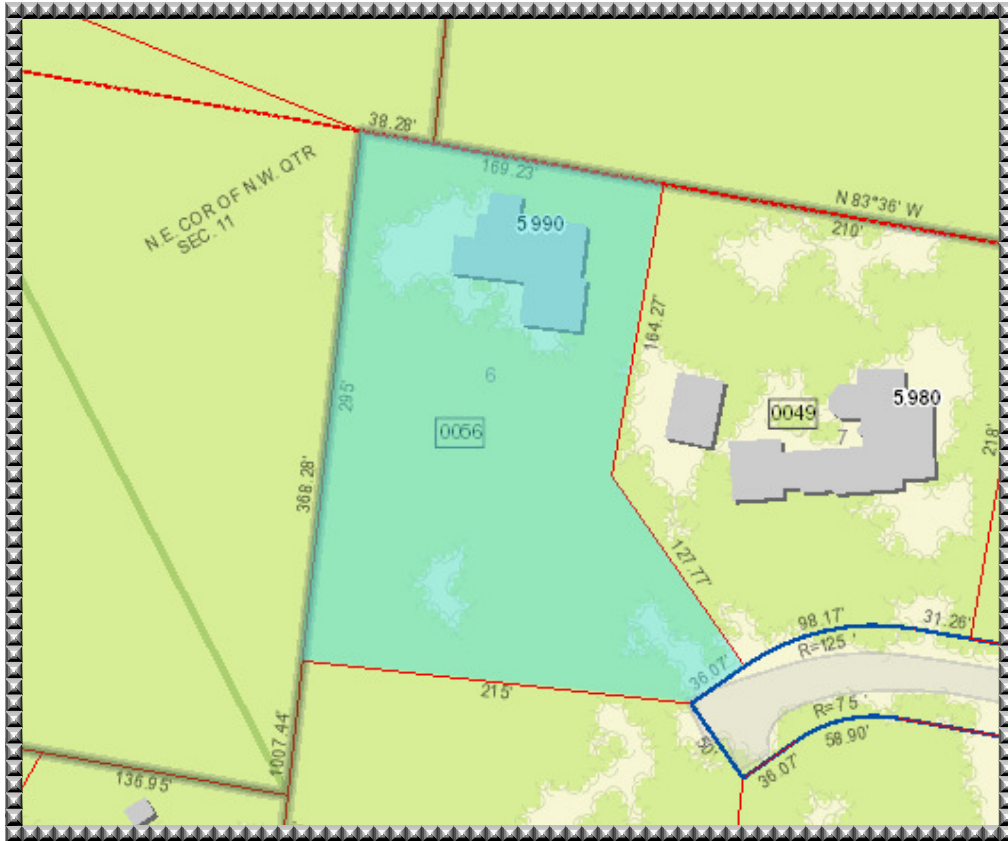




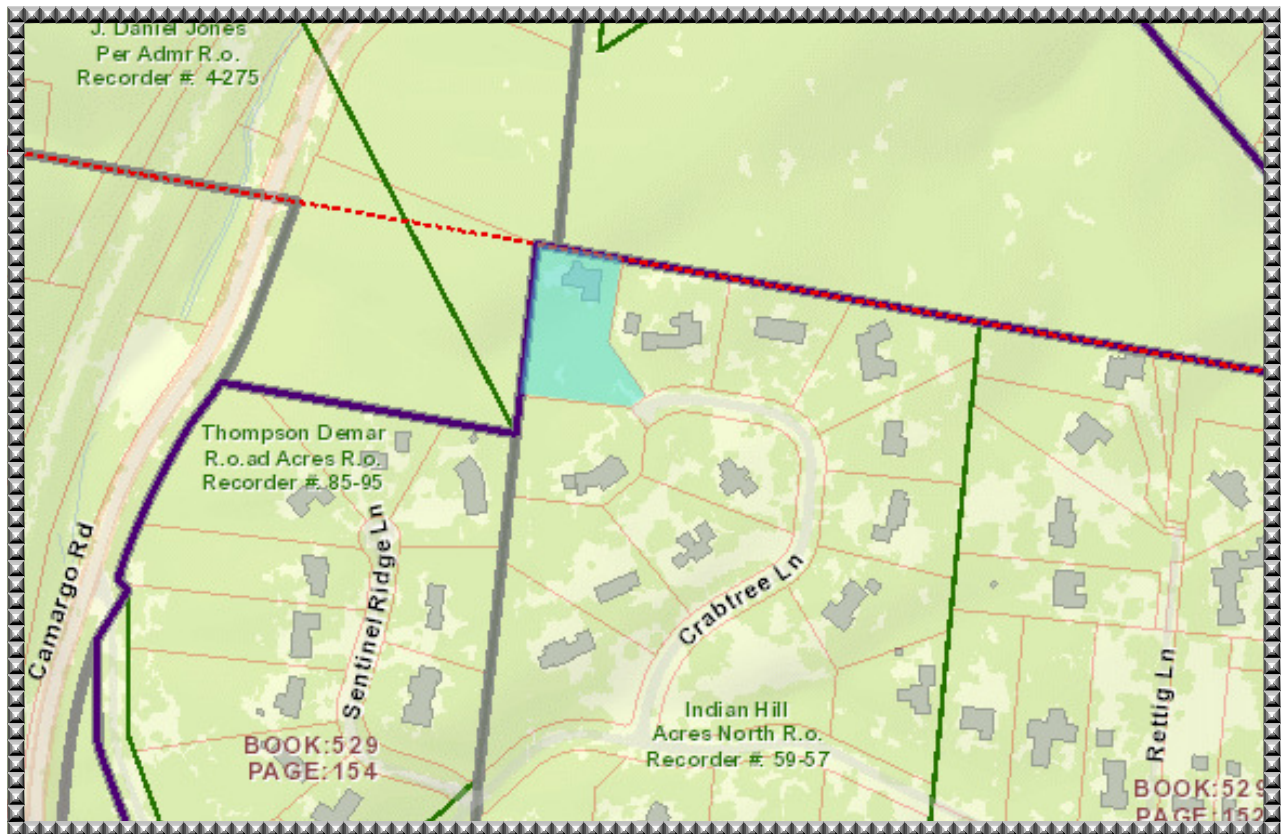
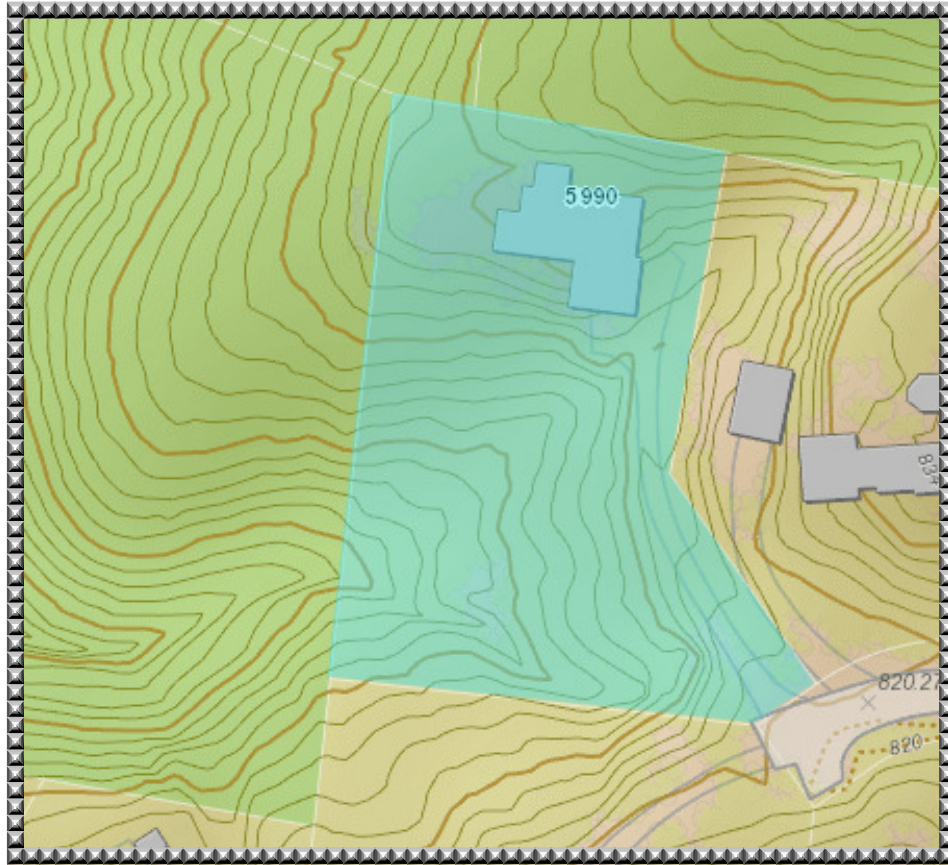




5990 Crabtree Property Maps

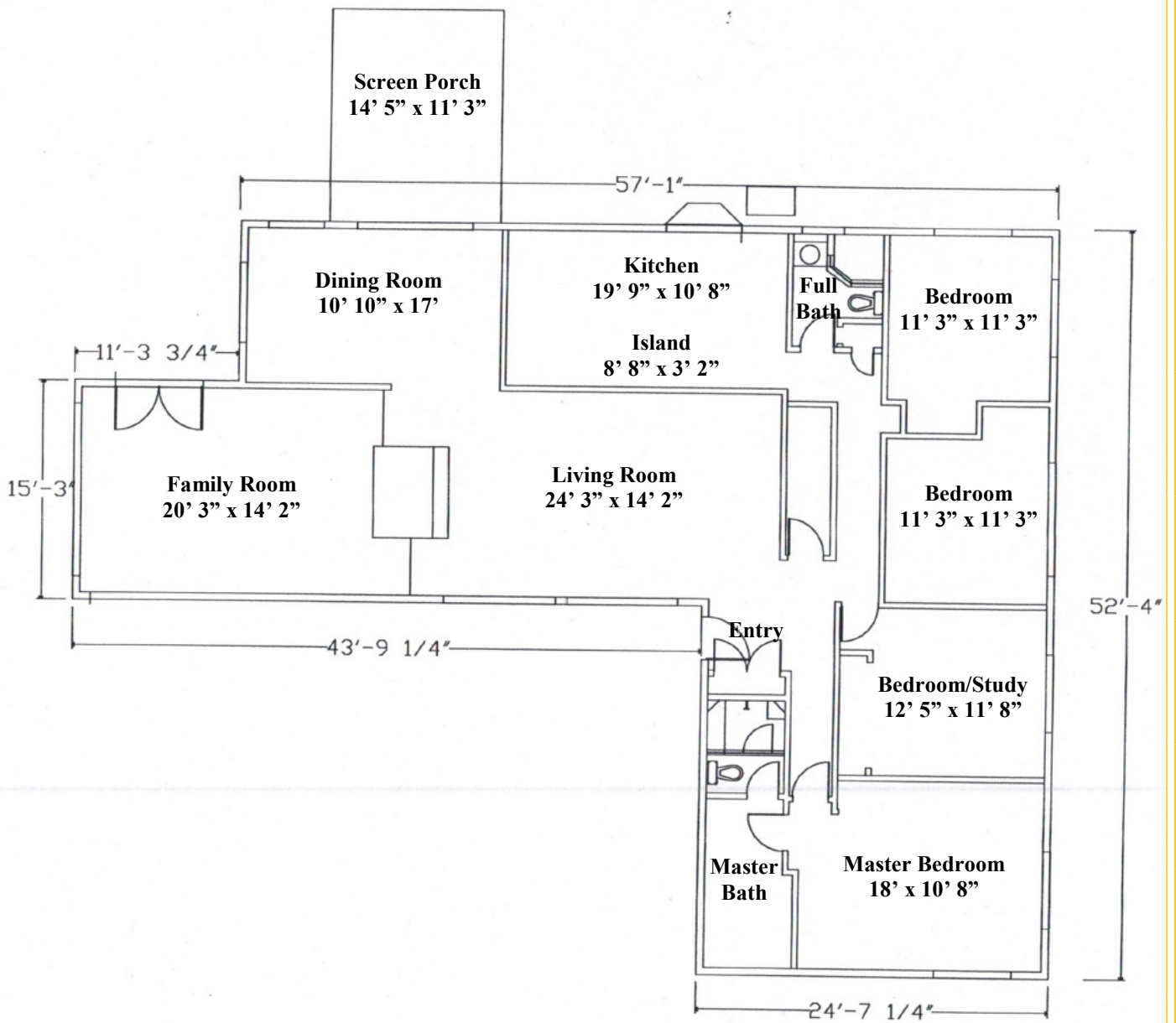


5990 Crabtree Property Maps



5990 Crabtree Floor Plan/Room Sizes

First Floor



*5990 Crabtree Floor Plan/Room Sizes
Lower Level*

