

## Property Description...5990 Crabtree Lane

*Abundant Skylites... glasswalls...hard flooring surfaces...and amazing storage create the ultimate streamlined today lifestyle. Updated since purchase to include baths, kitchen, roofing, terraces, redwood porch, windows, and crushed stone drive.*

### Living Room: 24.3x14.2

*Hardwood flooring, skylites, and dual double fireplace flows effortlessly to the adjoining living spacious for entertaining ease.*

### Family Room/Solarium :20.3x14.2

*Terracotta Tile flooring, gorgeous cedar ceilings offset by an oversize, 6' more or less, skylite. Glass walls offer views of the grounds and gardens.*

### Dining Room 17.7x10.10: expandable to :12.5x11.3 Porch & Terraces.

*Superlatives of the outdoor environs become a part of the dining experience. Perfection is the custom designed screen porch which is crafted with choice redwood, an with atrium ceiling, skylite, Southern Style ceiling fan. Step out to the either of two terraces and garden paths.*

### Kitchen 19.9x 10.8 with 8.8x3.2 center cooking-serving island

*Oak Euro-Cabinets with every imaginable extra include roll outs and triple stacked pantry, wine rack & spice cabinet, Bosch Dishwasher, Microwave, warming drawer and Thermador Convection Oven, Euro-Oak Woodmode Cabinets. A lovely herb counter and bay window over the cooks work area is special.*

### Master Bedroom 18x10.8

*Multiple Closets, hardwood, custom wood blinds.*

### Adjoining Skylit Bath

*Frameless Shower Door, Multiple heads in a separate "locker room" from the Jacuzzi tub & sink make-up area. Many built-ins.*

### Bedroom-Study 12.5x11.8

### Bedroom 11.3x11.3

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### Hall Bath

*Skylit illumination enhances Architectural Basin Sink, Frameless Shower*

### Lower Level

### All Purpose Room 17.9x12.9

*Great space off two car garages for library study or hobbies.*

### Laundry Room

### Workshop Room

### Storage Room

## *Special Features*

- *Natural Gas*
- *Natural Gas Generator*
- *Age of Roof 2010*
- *Age of Furnace 2005*
- *Age of Central Air 2005*
- *Age of Hot Water Heater 2009*
- *Age of Septic System Inspected Annually by Indian Hill*
- *Age of Replacement Windows*
  - *Pella – Family Room 1986*
  - *Anderson – Bedrooms 1987*
  - *Marvin – Master Bedroom & Living Room 1994*
- *Kitchen Remodeled 1985*
- *Kitchen appliances replaced*
  - *Bosch convection microwave 2013*
  - *Bosch dishwasher 2013*
  - *Thermador oven & warming drawer 2013*
- *Family Room Added 1986*
- *Red wood Screened in porch 1990*
- *Basement Remodel 1992*
- *Master bath remodel 1999*
- *Stone front steps – Evans 1999*
- *Retaining wall next to garage 2000*
- *Front garden created by Evans 2000*
- *Boulder garden retaining wall 2013*
- *Boulder retaining wall along front steps 2014*
- *Guest bath remodeled 2001*
- *Drive converted to gravel 2002*
- *Roof & Skylights replaced – Ronald Schloss 2010*
- *American Standard Freedom 90 Comfort-R gas furnace & air conditioner (3/1/05)*
- *Gas powered Whole house generator 2012*
- *Meter based surge protector 2012*
- *Fioptics installed 2012*