

# SINCLAIR MANOR



## **Ravena - \$498,239** **CARRIAGE HILL**

Homesite 6 Bridle Path

Homesite Size: Approx. 30,925 Sq. Ft.

Home Size: Approx. 2866 Square Feet

*Ravena Schools \* Convenient to Schools, Shopping & Services \* Public Water, Sewer and Natural Gas*

***Four Bedrooms***

***Finished Bonus Room Adds 240 sq ft.***

***Two and One Half Baths***

***Two Car Garage***

***Breakfast Bar in Kitchen***

***First Floor Study w/ French Door***

***Second Floor Laundry***

***Oak Stair Treads w/Painted Balusters***

***Brushed Nickel Hardware***

***Upgraded Carpet/Tile/Vinyl***

***9' First Floor Walls***

***Nickel Electrical Fixtures***

***Central Vacuum System***

***Oak Floor Kitchen***

***Master Bath w/6' Jetted Tub***

***Direct Vent Gas Furnace***

***75 Gallon Gas Hot Water Heater***

***Professionally Landscaped***

***Increased Foundation Height 7"***

***GE Appliances***

***Charlew Homeowner Protection Plan***

***Sprinkler System***

***Zero Clearance Fireplace w/mantel***

***Marble surround on Fireplace***

***Central Air Conditioning***

***Selections by Professional Interior Designer***

### ***Community***

***Representatives: Al McCormick- Coldwell Banker Prime Properties***

Office: 456-6265      Voice Mail 640-4162

***Or Tami McDonald also from Coldwell Banker Prime Properties***

Office 456-6565      Cell 330-3541

***Directions: South on NYS Thruway to Exit 23, South on Route 9W to Jericho Road, Just Past Elm Avenue.***

***May 28, 2008***