

Glen Kernan Realty, Inc. - Resale



The Berkshire

Situated on an over half acre lot on the 16th tee in Glen Kernan Golf & Country Club. This 6 bedroom 5 bath home is the perfect place to call "Home!" From the first floor billiard room to the screened pool and veranda, this 4,728 sq ft beauty can meet the needs of the most discriminating buyer.

A Glen Kernan Golf Membership is included

4608 Swilcan Bridge Lane South
Lot 41, Unit 1

Benefits & Features

Year Built 1999

Exterior Design Amenities

- .70 acre corner home site
- Golf to water view from most rooms
- Located on 16th tee
- Walking distance to Club House
- Polysteel insulated concrete form (ICF) Concrete & steel wall construction
- "Kool Ply" roof decking
- 40 year architectural shingles
- 100% vinyl windows
- Aluminum/Vinyl exterior trim & full gutters
- Extended roof overhang
- Interior walls & ceiling insulated between floors
- Insulated drain pipes from 2nd floor for sound
- Larger driveway with double parking/turning apron at back of garage
- Painted & sealed garage floor
- Four exterior hose bibs
- Fully landscaped & irrigated lawn
- Screened in pool & lanai with two doors
- Covered lanai
- Two gas outlets for grill
- Acrylic cool deck
- 16' x 32' swimming pool with double waterfalls

Kitchen

- Decora double stacked cherry cabinets
- Three "Lazy Susans"
- Pull out spice rack & garbage can
- Granite counter tops
- Instant hot water system
- Water filtration
- Black appliances
- GE double full sized ovens - one convection, gas cook top, above range microwave & dishwasher
- Garbage disposal
- Refrigerator

Flooring

- Hardwood floors in entry, dining, living, stairway, Master bedroom, family room, game room, Billiard room, upstairs & downstairs gallery
- Ceramic tile floors in kitchen & breakfast
- Carpet in guest bedrooms & bonus room

Interior Design Amenities

- Plantation shutters
- Five lighted display niches
- Extensive crown molding
- Expansive lower level window sills & wide baseboards
- Rounded corner beads in formal areas
- Gas fireplace with remote in family room
- Hand trowelled texture ceiling finish
- Extra storage over garage
- Solid core masonite smooth finish doors
- Utility tub in laundry room
- Freezer in laundry room
- Washer & dryer in laundry room
- 42" built-in Plasma TV in family room

Electrical/Mechanical

- Custom selected lighting in all rooms
- Security system
- Central vacuum
- Kitchen sweeper floor vacuum
- Four zoned AC/Heat System Ultra Aire air exchange/purification/dehumidification system (2)
- Space guard air cleaners (2)
- Ceiling speakers in four rooms
- Ten cable outlets
- Twelve phone jacks
- Smoke detectors
- Upgraded electrical plans

Baths

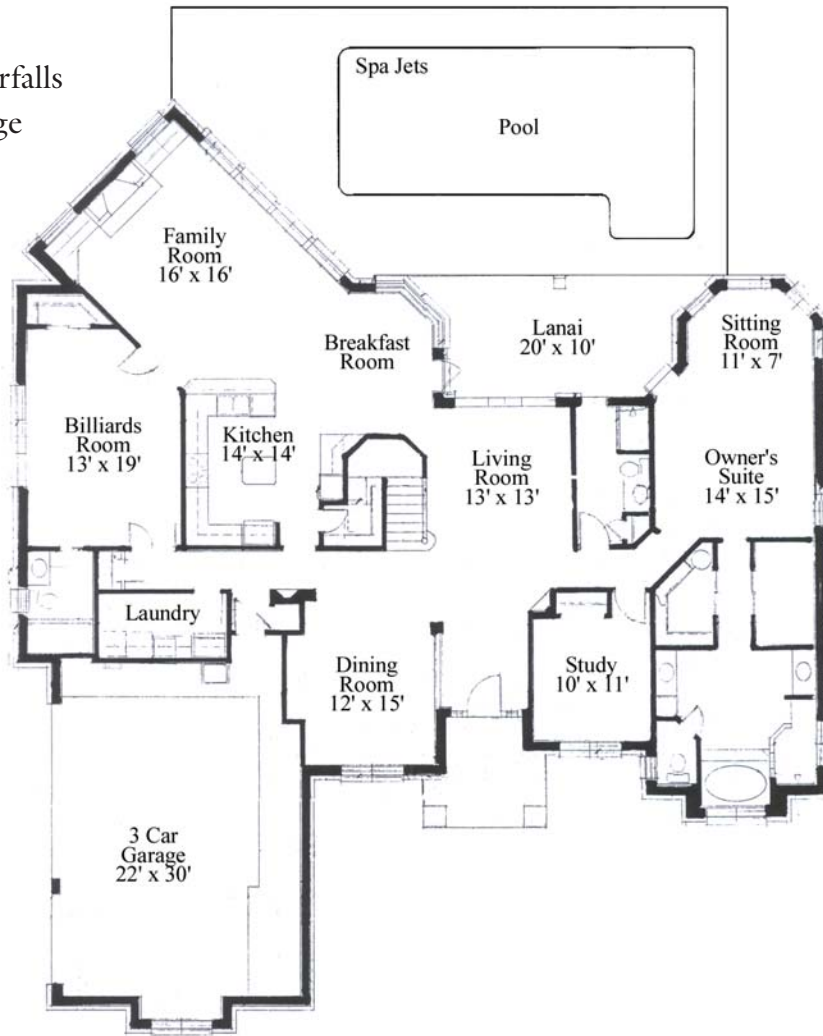
- Decora cherry cabinets in owner's & powder bath
- Schrock Reflections white raised panel cabinets in secondary baths
- Cultured marble shower & floor in owner's bath
- Cultured marble walls in 2nd floor baths
- 200 CFM exhaust fans
- Upgraded spa in owner's bath
- Marble floor in billiard room bath
- Elongated white toilets
- Cultured marble countertops in all baths
- Mirrors length of vanities
- 42" high vanity mirrors in all baths
- Drip shower in laundry room
- Ceramic tile in laundry room
- Cabinets & built in shelves in laundry room

Energy Saving Features

- HVAC Zoned system; high efficiency air to air heat pumps
- Fiberglass batts; R-30 ceiling, R-19 walls & floors
- Two gas hot water heaters

The Birkshire

- Screened pool with waterfalls
- 3 Car Garage with storage
- Billiard Room
- Bonus Room
- Game Room

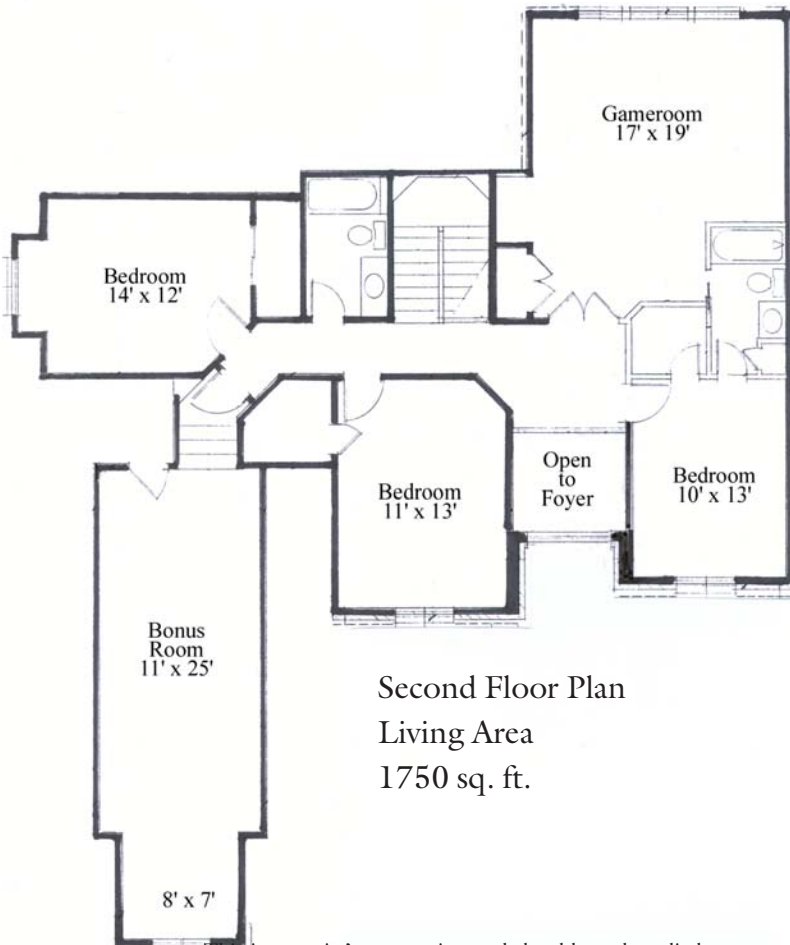


Lot 41/ Unit 1

- Golf to Water View ●
- 4,728 Total sq ft ●
- Lot Size 0.70 ●
- 6 Bedrooms ●
- 5 Baths ●

First Floor Plan

Living Area
2,978 sq. ft.



Second Floor Plan

Living Area
1750 sq. ft.

GLEN KERNAN
GOLF & COUNTRY CLUB



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This is an artist's conception and should not be relied on as actual elevation and floor plans. Square footage should always be verified by buyer.