

13 WINGED FOOT DRIVE | LIVINGSTON



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PROPERTIES
KELLERWILLIAMS

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Welcome to 13 Winged Foot at The Fairways in Livingston! This impeccable, move-in ready 3 Bedroom, 2 Full and 1 Half Bath townhouse with top notch updates throughout, an open concept floor plan, superb amenities and nearby fabulous shopping and restaurants aims to please.

Step through the stately front doorway into the Ground Level's large Entry Foyer complete with new wide plank tiger wood floors (that carry through the entire First Level), a large Coat Closet and nearby Den/Office perfect for doing paperwork or cozying up with a book. Walk down the hallway to the open and airy Living Room featuring a magnificent stone fireplace perfect for nights by the fire. A French door leads out to your own private deck with gorgeous views of lush landscaping beyond. Family gatherings and holiday celebrations are a dream in the sun drenched Dining Room with a fabulous chandelier. The Dining Room connects easily to the outstanding Gourmet Chef's Kitchen that will satisfy any cook's desire. Chic gray custom wood cabinetry with gorgeous granite countertops, new subway tile backsplash and high-end stainless steel appliances make the Kitchen extraordinary. A large Laundry Room and tasteful Powder Room with a classic vanity and Carrera marble floor tile round out the First Level.





Ready to retire for the evening? Follow the staircase up to the spacious Second Level and prepare to be amazed. The enormous Master Bedroom Suite boasts tons of sunlight and 2 Walk In Closets with custom shelving and hanging storage. The spa-like Master Bathroom is renovated to perfection with a luxurious double vanity, frameless glass door shower and jetted soaking tub. Down the Hallway you will find 2 sunlit and roomy bedrooms with spacious double door closets. A deluxe Full Hall Bath with a double vanity and tasteful tile rounds out this level.

And that's not all! The enormous Lower Level has endless possibilities for use as a Recreation Room, Children's Playroom or Exercise Room. Also, multiple closets ensure that not a thing will be out of place!

This incredible home, perfectly located with amazing amenities and close to fabulous shopping and restaurants, make this townhome a must see!



INSIDE & OUT



FIRST LEVEL

- Entry Foyer featuring wide plank tiger hardwood floors, baseboard molding, chandelier, double door Coat Closet, 2nd Closet with floor to ceiling shelving
- Den/Office featuring double French doors at entry, wide plank tiger hardwood floors, baseboard molding, recessed lighting, oversized windows, window shades
- Laundry Room featuring Carrera marble tile flooring, baseboard molding, designer light fixture with drum shade, Maytag washer and dryer, doorway to garage
- Powder Room featuring Carrera marble tile flooring, custom vanity with granite countertop, recessed lighting, Kohler toilet
- Gourmet Chef's Kitchen featuring wide plank tiger hardwood floors, subway tile backsplash, granite countertops, custom wood cabinetry in soothing gray, Kitchen Aid refrigerator/freezer, Kitchen Aid double wall ovens, Amana stainless dishwasher, GE stainless 5-burner cooktop with griddle, Sharp built in microwave, stainless steel double sink, recessed lighting, under cabinet lighting, insta hot water, open to Dining Room
- Dining Room featuring wide plank tiger hardwood floors, baseboard molding, bay window, window shades, chandelier, recessed lighting, speakers
- Living Room featuring wide plank tiger hardwood floors, recessed lighting, baseboard molding, gas fireplace with stone surround and custom wood millwork mantle, French door to deck area, oversized window with shade
- Carpeted staircase to second level
- 2 car garage with electric doors, new Lift Master door with Wi-Fi

SECOND LEVEL

- Second Floor landing featuring carpeting, baseboard molding, recessed lighting
- Master Bedroom featuring double doors at entry, carpeting, baseboard molding, recessed lighting, Dual Walk In Closets with custom adjustable shelving and hanging storage, oversized windows, wood blinds, Kohler toilet
- Master Bathroom featuring tumbled tile flooring, custom double wood vanity with Corian countertop, custom cut mirror, built in Jacuzzi tub with tile surround, frameless glass door shower with tile surround, Kohler toilet, recessed lighting, fan, window with shade, fan
- Full Hall Bathroom featuring tile flooring, custom double wood vanity with Corian countertop, tub/shower combination with subway tile surround, custom cut mirror, recessed lighting, fan
- Bedroom 2 featuring carpeting, Double Door Closet, baseboard molding, recessed lighting, 2 oversized windows, wood blinds
- Bedroom 3 featuring carpeting, Double Door Closet, baseboard molding, recessed lighting, 2 oversized windows, wood blinds

LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring fresh paint, newer carpeting, baseboard molding, drop ceiling with recessed lighting, 3 Closets
- Utility/Storage Room

BACKYARD

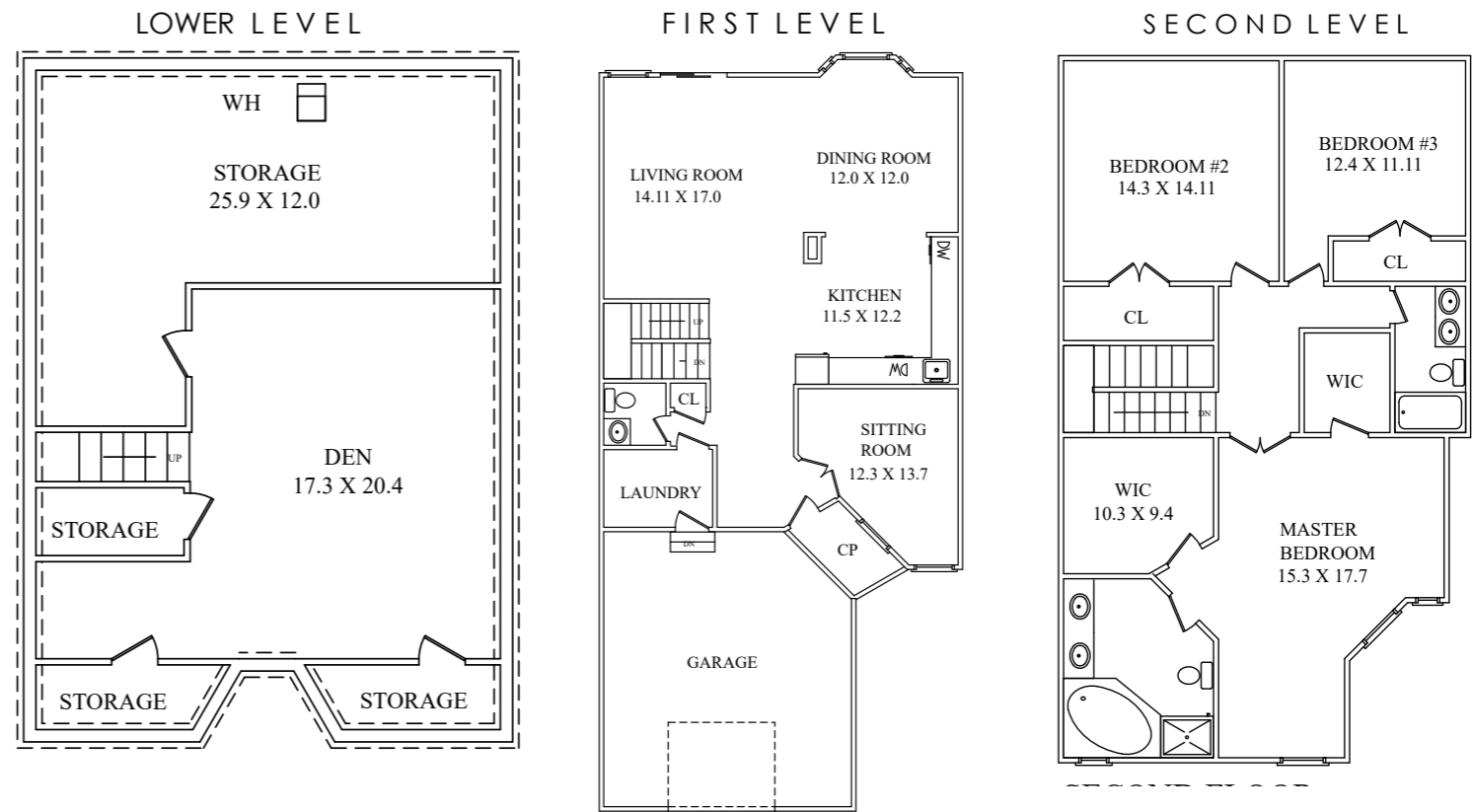
- Wood deck overlooking yard with privacy fence and mature specimen trees

ADDITIONAL FEATURES & UPGRADES

- 24 hour gated security
- Amenities include pool, gym, clubhouse, billiards, playground, tennis, and basketball courts
- Heat/AC, 2 zones

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THE FLOORPLAN



All information deemed reliable but not guaranteed