

# *3637 Canterbury Lane*

## Property Features

- 5,000 sq ft estate on 7.7 acres in the exclusive neighborhood of Shallow Ford Crossing
- 2-story grand foyer with a beautiful double French iron custom door greets you upon entering with Brazilian cherry hardwood flooring adorning the main living areas and crown molding throughout
- 2-story great room with wainscoting, built-ins, and gas log fireplace
- Large gourmet kitchen with granite countertops, kitchen island, tile backsplash, pantry stainless steel appliances (including a Dacor 6 burner gas cooktop, Dacor built-in microwave and oven wall unit with warming drawer), and pot filler
- Keeping Room/Dining Room with vaulted ceiling and gas log fireplace
- Large office with French doors and grand, built-in
- Laundry room is located on the main level
- Primary Bedroom has lighted tray ceiling, his & her closets, and access to the balcony
- Primary bathroom with tile floor, double vanities, garden tub, and separate shower with multiple shower heads
- 2nd bedroom suite located upstairs
- Two additional bedrooms upstairs share a Jack & Jill bathroom
- 3rd bedroom features built-in shelves and window seat area
- Theatre room in basement features Brazilian cherry hardwood floors
- Option for 5th bedroom in basement with full bath and access to the screened porch
- Basement features a game room with screened porch access, a recreation room with gas log fireplace, and a heated, finished storage area as well as an unfinished storage area
- Balcony deck with wrought iron railing
- Screened porch with tile floor
- Inground saltwater pool with infinity hot tub and sun shelf
- Hot tub is UV heated with separate heater
- Surrounding the pool you will find a sun deck lounge area, outdoor firepit, built-in gas grill with granite countertops, and low voltage landscape lighting
- Pool house features wet bar and half bath
- Surround system throughout
- Fiber Optic internet available
- Alarm system with ADT
- Propane tanks are owned (2)
- Mechanical room is plumbed for additional bathroom
- 200 amp panel boxes (2)
- Gutter guards