

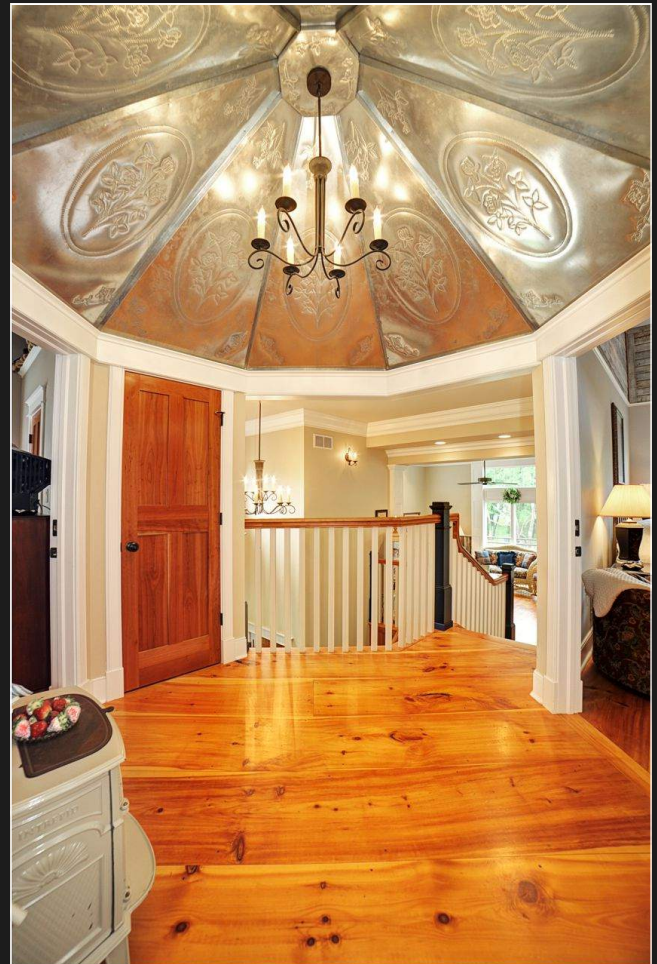


KELLERWILLIAMS.  
REALTY



MLS # 1015916

- CHAPEL VALLEY ESTATE -



A MAGICAL PLACE LIKE NO OTHER

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Exquisite estate on 9.3 picturesque acres - directly out of the pages of a catalog! Known as the Chapel Valley Estate Bed & Breakfast, this remarkable property is in a class of its own. Designed & built by the current & original owners in 2004, it showcases a standard of construction and craftsmanship that is virtually non-existent in this day & age. Truly a work of art!





With over 6,500 square feet of total finished living space, this estate is perfectly set up to function as a luxury Bed & Breakfast destination or a private residence unlike any other! The attention to detail throughout the property is out of this world. It is a culmination of a realized vision that is virtually impossible to describe on paper.

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The exterior of the main house, guest house & separate garage is enveloped in beautiful contrasting, low maintenance Hardie cement siding & shake combinations. Every roof line is unique and also features a combination of shingle & metal materials. There is certainly plenty of natural light with a total of 95 windows throughout the property!

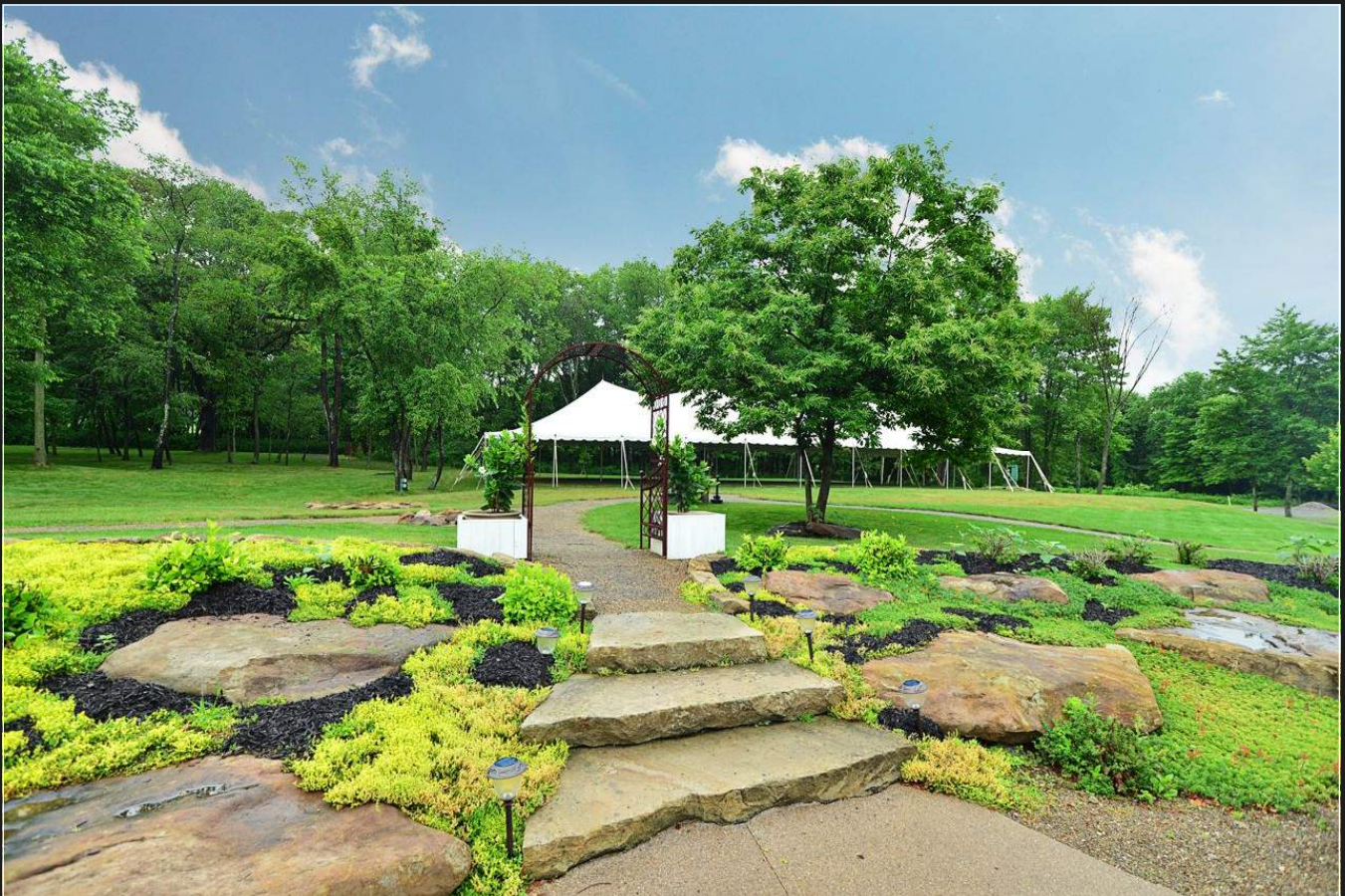




Separate from the main house, the guest house features private suites on the first and second floor levels and also has handicapped accessible outdoor restrooms. A separate 2 car garage is situated behind the guest house and is currently used for landscape maintenance equipment.



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To say that the grounds are beautiful would be an understatement... Countless memories have been created here over the last 10 years. Many couples have said "I DO" on these very steps carved out of solid natural sandstone. Whatever the occasion - there is certainly enough room to make it happen!





An enormous concrete patio borders the fully paved side entrance of the estate and is an extension of the Carriage House Event Room. The home itself features over 700 square feet of outdoor covered porch areas providing a great spot to relax and unwind.





**A gorgeous soaring 2-story foyer with an elegant chandelier greets visitors at the main entrance. It doesn't take long to realize that this is truly a special property full of detail that's simply non-existent anywhere else.**





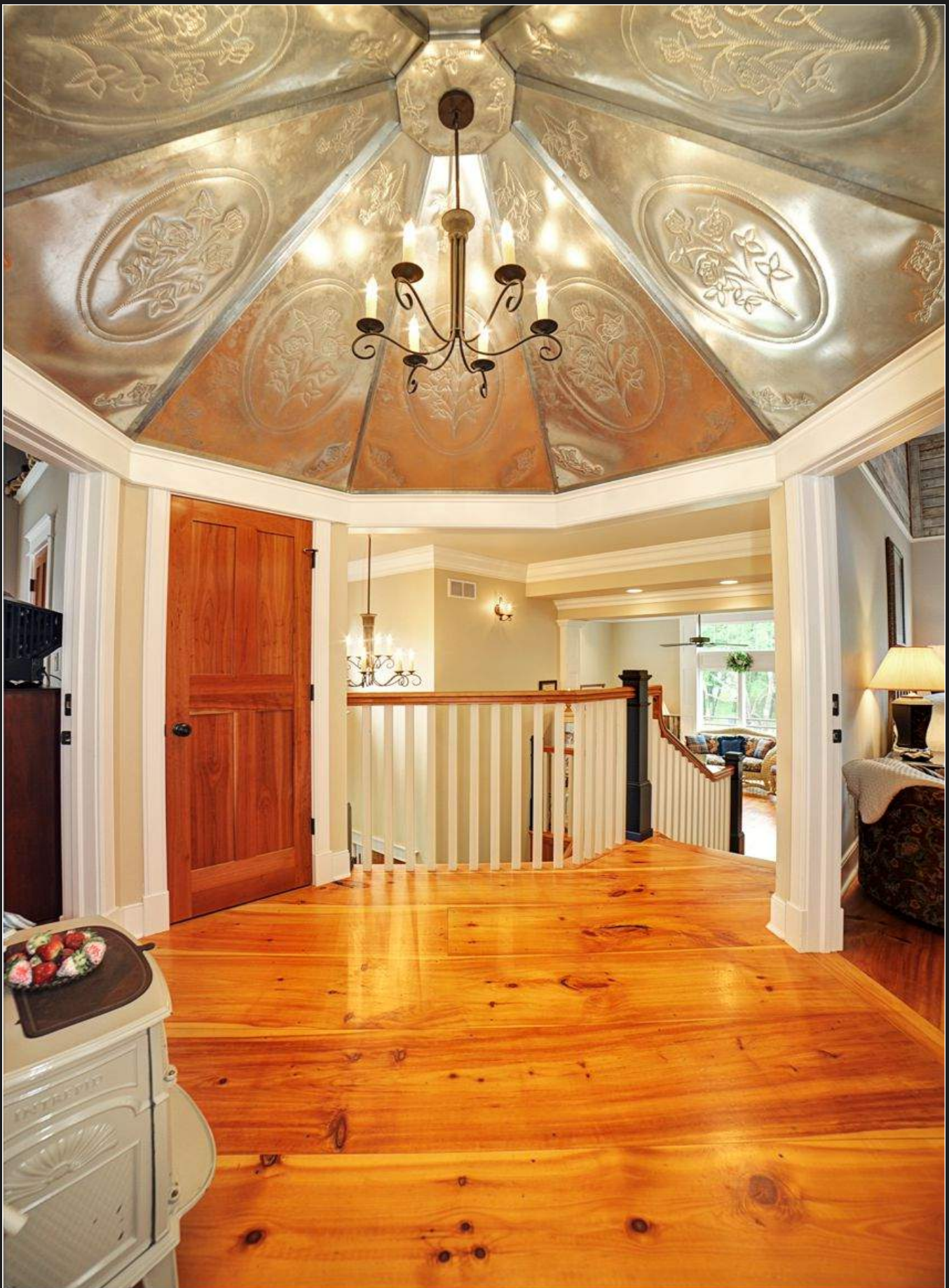
Four separate floor elevation levels were created to be visible as you enter the home. Beautiful custom staircases & railings were hand built to provide a unique architectural focal point in this space.





Several steps down from the main entry is a warm and inviting living room with large windows, recessed lighting and Old Growth Northern White Pine wide planked hardwood flooring that's installed throughout the rest of the home. The mezzanine, directly above the living room has a private balcony and a fully trimmed out tray ceiling!





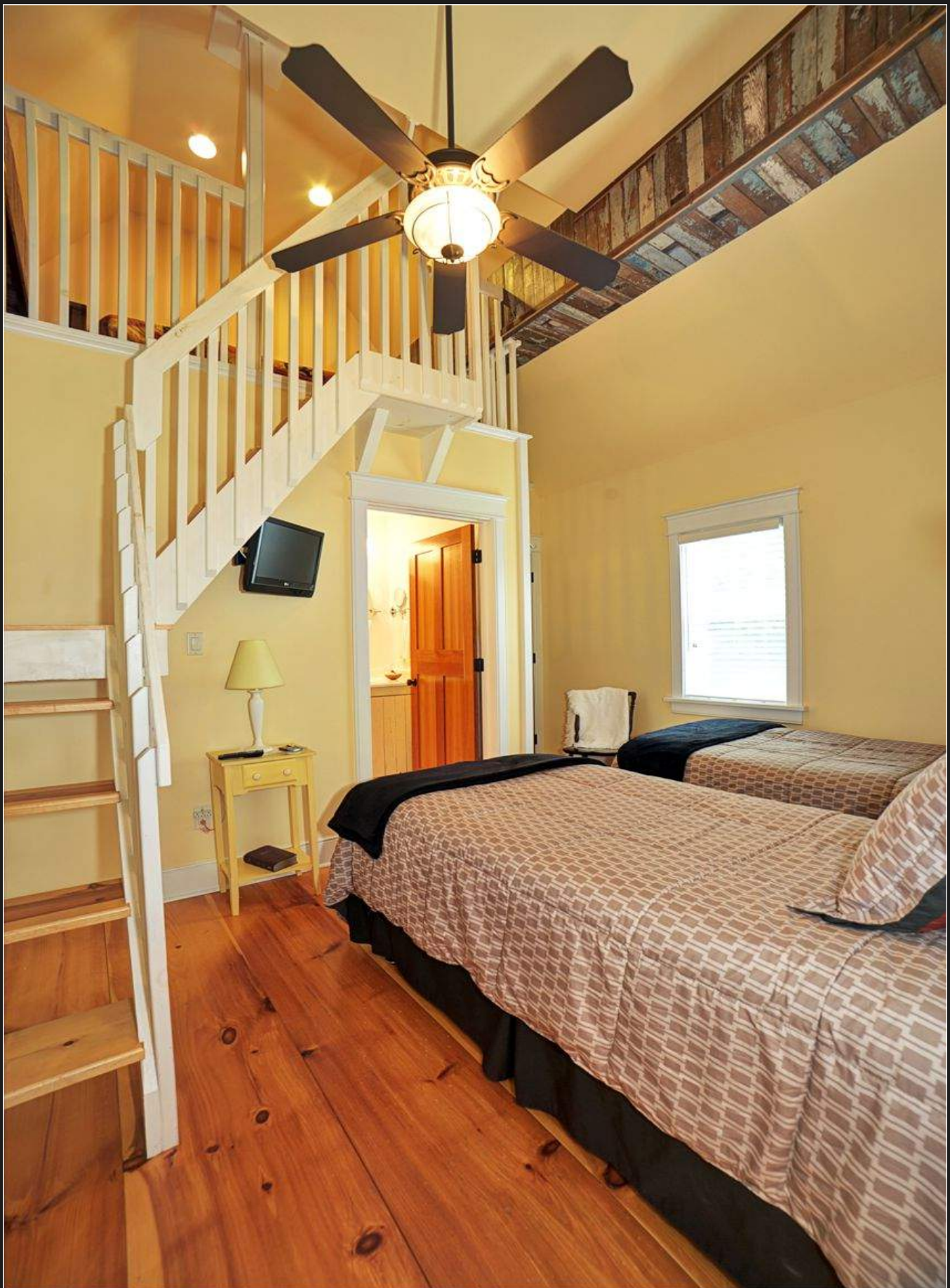
The upstairs corridor is one of the most beautiful places in the home! It features a custom dome tin ceiling with another chandelier similar to the one at the front door. This space connects the three bedroom suites upstairs and overlooks the mezzanine and the 2-story foyer.





Each of the three bedroom suites in the main home features recycled siding material as trim taken from the original farmhouse built on the property back in 1890. Each bedroom also comes with a perfectly appointed full bath.





The third bedroom also features a loft up above with separate sleeping quarters. Similar to the front entry, this staircase was also custom built by hand and matches the rest of the trim and casings in the room.





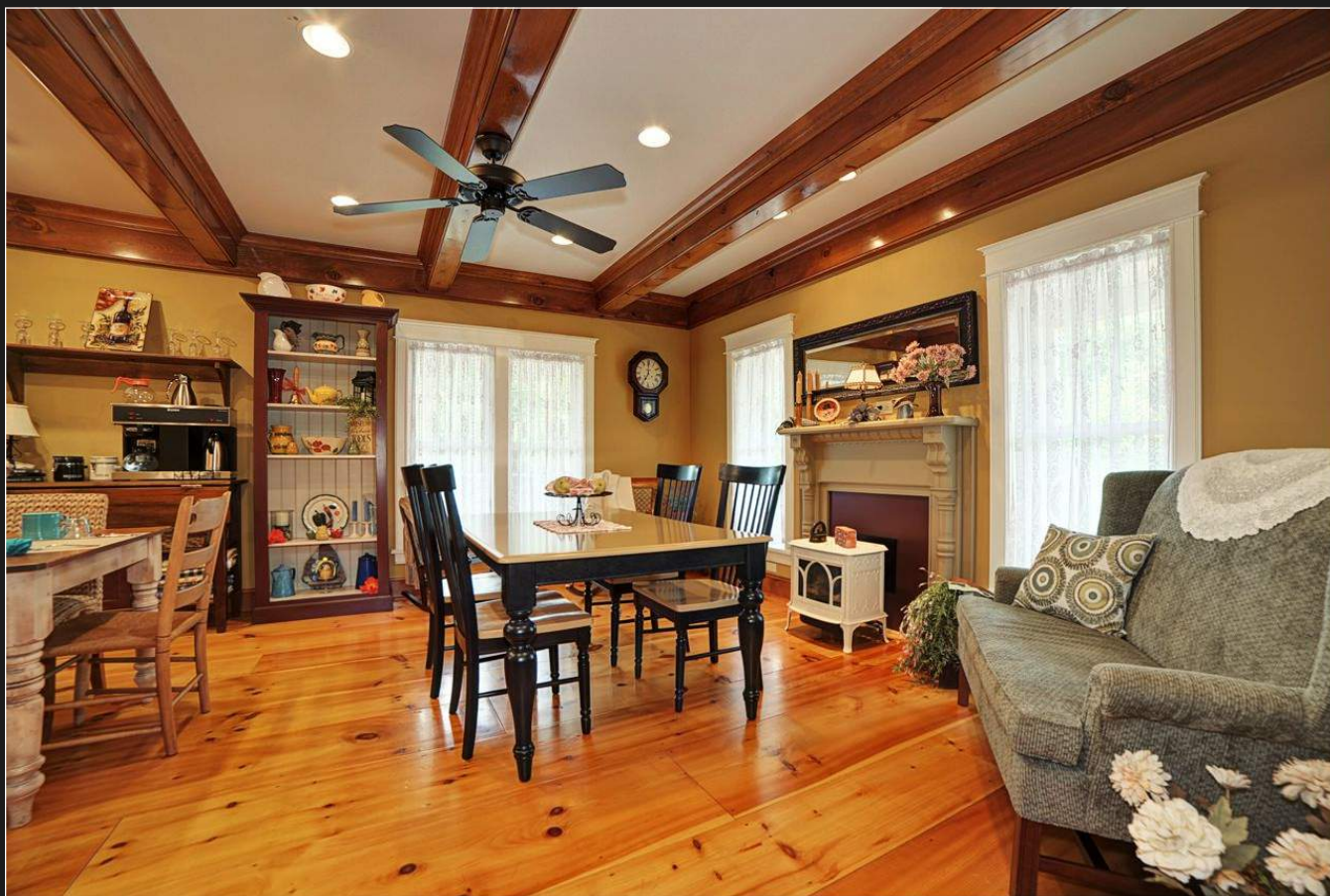
The three full bathrooms connected to each of the upstairs bedrooms have custom vanities that were built from the original farmhouse material, bringing together the old and the new. One of the baths features a stand-up shower while the other two have similar tubs with intricate surrounding tile work.





The powder room on the main floor is also encased and trimmed out with material from 1890 and houses a beautiful matching vanity & mirror.





The parlor and dining areas have been merged to create a larger warm dining experience for guests. The entire ceiling is laid out with luxurious white pine beams sculpted with precision to the finest detail. The space flows freely into the kitchen area and offers plenty of natural & recessed lighting for any occasion.





Another gorgeous staircase is situated right off the dining area and leads directly up to the corridor with the tin ceiling & three bedroom suites.





There aren't enough words in the English language to describe the quality of the wood work present in and around the expansive kitchen area. Solid cherry cabinetry was built from scratch with inset doors. The coffered ceiling up above is simply stunning!





Top of the line, stainless steel appliances are conveniently located throughout this gourmet kitchen. An 8'x6' walk-in pantry provides plenty of storage space and a huge island is large enough to seat 6.





Dual sinks across from each other are a nice touch for this size of a kitchen. A sizzling stainless steel hood is situated directly above the gas fired cook-top. Again, lighting is not an issue in this space with just the right combination of recessed & pendant fixtures.





A bright pastel sunroom is connected to the family room with two sets of French doors, custom window treatments and leads out to a beautiful courtyard. The family room features a warm gas fireplace with a custom mantel surround and brick from the original 1890 farmhouse.





The master suite is on the main level, has a beautiful tray ceiling and a large walk-in closet. The master bath showcases custom built cabinetry, a matching tray ceiling, more recessed lighting, and beautiful tile work.





A luxurious glass shower and tub combination create a spa-like atmosphere with seamless transitions, beautiful materials and a well-thought out layout.





A spacious hall / walkway with solid beam ceiling accents connects the main house to the event room / attached garage. Large windows line both sides of the space and provide for a beautiful view out into the courtyard.





The attached 1,300+ square foot garage is currently used as the Carriage House Event Room and is large enough to comfortably seat up to 75 people. The Nature Stone flooring is accented by other details seen throughout the home including recessed lighting, ceiling fans, custom columns and trim material from the previous 124 year old structure.





Known as the Carriage House Suite, this space is located above the attached event room / garage, has over 1,000 square feet as well as its own private entry.





It features a large family room, dining area, full kitchen with stainless steel appliances, its own laundry, one bedroom suite, 1 1/2 baths and plenty of storage space.

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The Cottage Loft is located on the second floor of the detached guest house. Its bright & vibrant colors create a welcoming ambiance for a weekend getaway! This suite also features a full kitchen, living area, one bedroom suite with a corner Jacuzzi tub and a private full bath.





Contrasting custom wood beams and lighting line the entire length of the vaulted ceiling throughout the suite. The entire first floor of the building is also its own studio suite with a full bath, kitchenette and storage room.



**FEATURES / HIGHLIGHTS**

- 9.3 Acres
- Built in 2004 to serve as a luxury Bed & Breakfast destination
- The property could also be a one of a kind personal residence with every imaginable amenity
- All public utilities (dedicated well water for all exterior landscape maintenance)
- Over 6,500 SF of total finished living space
- Over 700+ SF of covered porch areas
- Main house: 4 bedroom suites & 5 1/2 baths (each suite with its own full bath)
- First floor master suite
- Attached 1,300+ SF 3-car garage with Nature Stone flooring & radiant gas heat / currently used as an event room up to 75 people +/-
- Guest / in-law suite above the attached garage / event room (1,000+ SF) with private entry
- Separate guest house with 2 suites, one on each floor (1st floor could be converted into an additional 2-car garage)
- Exquisite trim / wood work throughout
- Coffered / beamed ceilings
- Custom moldings, railings & mantels
- Old Growth Northern White Pine wide plank hardwood flooring
- Soundproofing in all bedrooms, stairwells & bathrooms
- 95 Total windows
- Detached oversized 2 car garage (32'x24')
- Utility shed 24'x12'
- 140 Gallon & 80 gallon hot water systems, both on circulation pump system (3/4" feed copper)
- 4 Zone heating / cooling
- 5 Natural gas stoves / fireplaces strategically placed for emergency heating
- 440 Electrical
- Dual grinder & single grinder sewage pumps
- Hardie cement siding / shake exterior
- Shingle / metal roof combinations
- Professional landscape design & maintenance with lots of natural sandstone
- Wired for cable / Cat-5
- Outdoor handicap accessible restrooms
- Fully paved patio & driveway entrances
- Lots of parking space
- 1 Mile from Olde Stonewall Golf Course & Shakespeare's Restaurant
- 20 Minutes from Cranberry Township
- Riverside School District
- MDR (Mixed Density Residential Zoning)
- Property is perfectly set up to host a variety of events, weddings, personal / corporate retreats, etc.
- Contact the listing agent for additional information and for all showing requests

**ROOM DIMENSIONS / MAIN HOUSE**

- Living Room: M 16' x 15'
- Family Room: M 20' x 15'
- Mezzanine: U 16' x 12'
- Parlor: M 16' x 15'
- Dining Room: M 16' x 12'
- Kitchen: M 26' x 19'
- Pantry: M 8' x 6'
- Sunroom: M 20' x 6'
- Den / Office: M 16' x 8'
- Master Suite: M 18' x 15'
- Suite #2: U 15' x 14'
- Suite #3: U 12' x 11'
- Suite #4: U 12' x 10'
- Laundry Room: M 12' x 9'
- Full Baths: 5 (2 M / 3 U)
- Half Baths: 1 (1 M)
- Basement: YES (Storage / Mech.)