



KELLERWILLIAMS.
REALTY



MLS # 1025784

344 DUFF ROAD SEWICKLEY, PA 15143



1 ACRE PRIVATE RETREAT IN OHIO TOWNSHIP

PRESENTED BY

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Welcome to 344 Duff Road of Ohio Township! This meticulously maintained home is nestled on a beautiful 1-acre lot offering privacy and tranquility along with the convenience of public utilities.



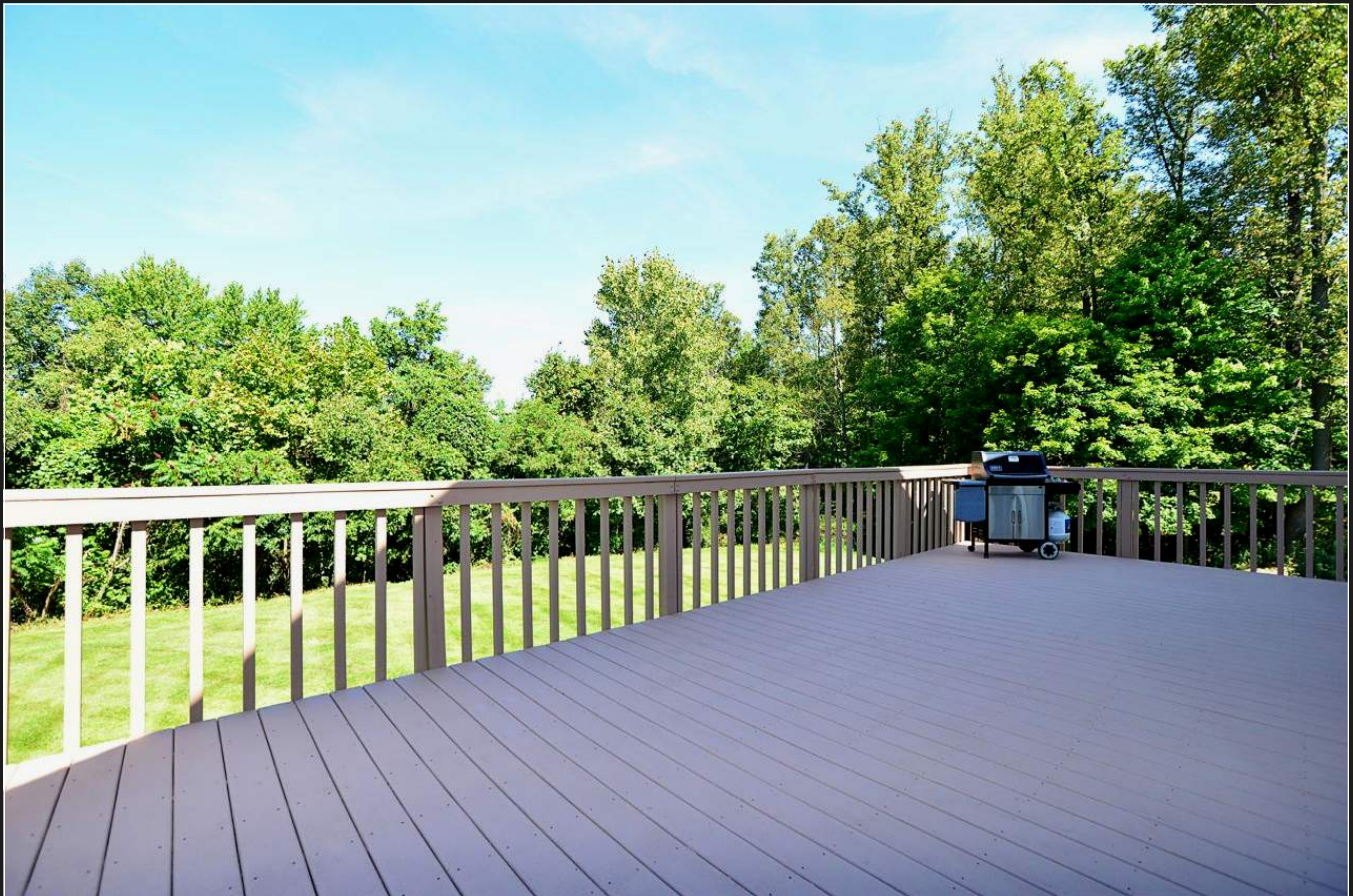
The setting and location are spectacular, being only 20 minutes away from Downtown Pittsburgh and 25 minutes from the airport!

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One of the best features about this home is the soaring, 2-story wall of glass in the family / great room bringing in lots of natural light! A gas fireplace with a tiled surround & raised hearth serves as the focal point. Brand new carpeting was just installed in August of 2014.

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The loft area up above is visible from the main level creating an wide open feel. A large 340 square foot deck is a direct extension of the great room entertaining area and is accessed through two sets of exterior French doors.



The dining area is separated not by walls, but by the hardwood flooring transition which also spans through the kitchen and hallway areas. A nicely appointed powder room is located just past the kitchen on the left.

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This open kitchen offers plenty of storage space and functionality with maple cabinetry, center island and recessed lighting. All appliances stay including a stainless steel refrigerator, gas cook top, built-in oven and microwave.



A first floor master bedroom features his & her closets, brand new carpeting and a fresh coat of paint. The private master bath showcases lots of cabinet space, ceramic tile floors, brand new granite vanity top and new plumbing / lighting fixtures.

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An open loft area above the family / great room takes advantage of the views out back! It is currently being used as an office & reading / relaxation space. Storage closets are present on both sides of the room.



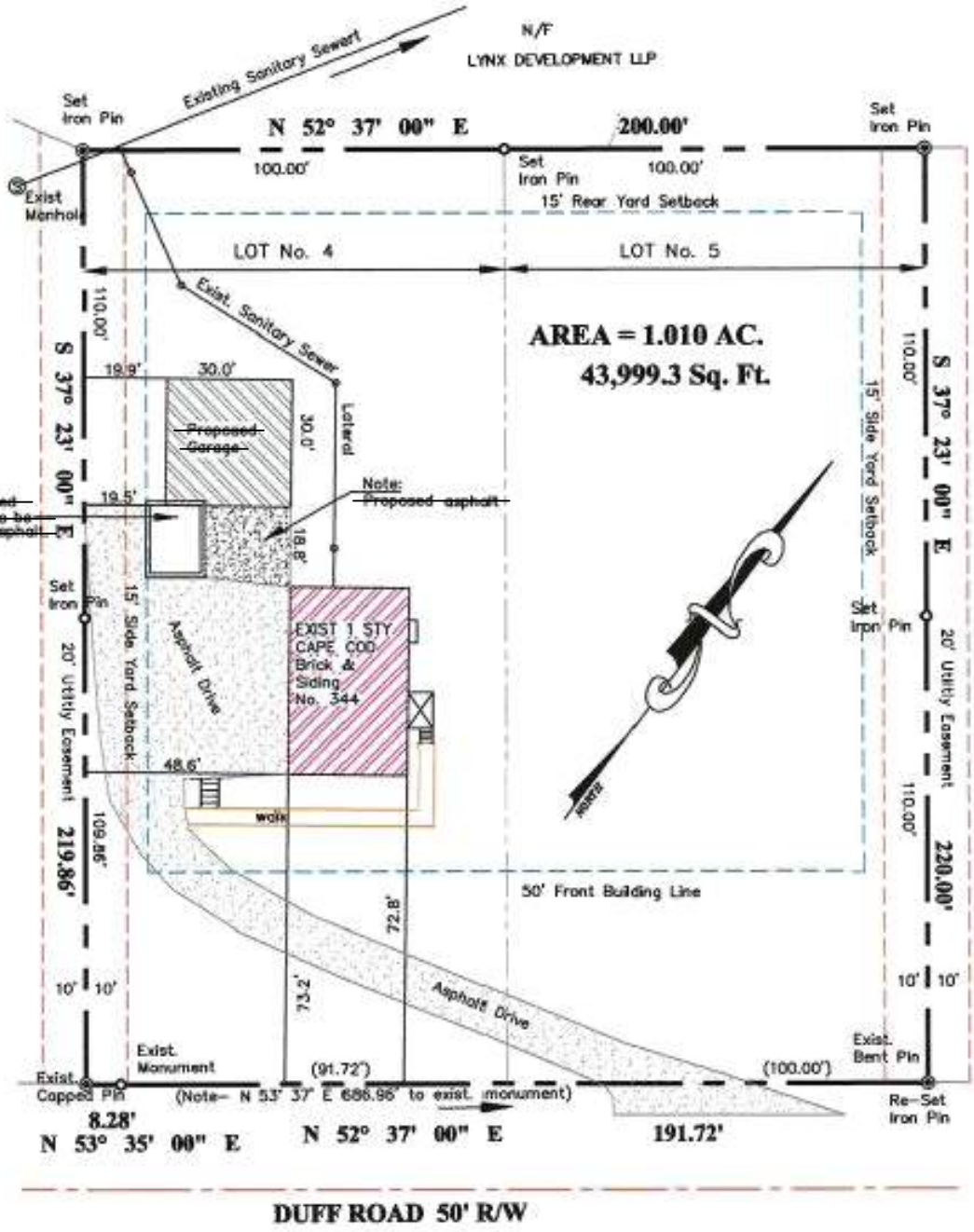
There are two additional bedrooms upstairs with nice sized closets as well as additional storage space on the side. A recently updated full guest bath is also located on the second floor adjacent to these bedrooms.

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The finished walk-out basement is beautifully appointed with brand new French doors, custom window treatments, recessed lighting, floor to ceiling brick wood-burning fireplace with a gas starter and a second half bath. A laundry / utility room & an oversized 2 car integral garage finish off the lower level.

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REFERENCE INFO
PARCEL ID: 607-N-191
Deed Bk Vol. 14930, Pg. 428

Copy of the property survey for reference. Please disregard the notes and drawing for a proposed detached garage structure and additional asphalt.

FEATURES / HIGHLIGHTS

- 1 Acre of land / lot backs up to the woods
- Home built in 1997
- Meticulously maintained
- 3 Bedrooms
- 2 Full / 2 half baths (Updated plumbing / lighting fixtures & granite master vanity)
- 1st Floor master bedroom suite
- 2nd Floor loft / den / office overlooking the family / great room
- Hardwood flooring (kitchen, dining area & hallway)
- Brand new carpeting (family / great room & master bedroom)
- Soaring ceilings in the family / great room with incredible views & a gas fireplace with a tiled surround
- Open kitchen with maple cabinetry & recessed lighting
- Finished walk-out basement with brand new French doors, half bath & a warm, wood-burning brick fireplace
- Andersen windows
- Huge 340 square foot deck right off the family / great room offering privacy and beautiful views of the woods out back
- All public utilities
- Oversized 2-car integral garage (27' x 23')
- Large utility / shed (16' x 12') with additional overhead storage
- Beautiful landscaping with a cobblestone walkway
- All appliances are included in the sale
- 1 Year home warranty
- Avonworth School District
- Great location with convenient access to I-79 & I-279
- 20 Minutes to Downtown Pittsburgh / 25 minutes to the airport

DIMENSIONS

- Family / Great Room: M 19' x 19'
- Dining Room: M 19' x 8'
- Kitchen: M 14' x 13'
- Master Bedroom: M 14' x 14'
- Entry / Foyer: M 13' x 5'
- Loft / Den / Office: U 21' x 9'
- Bedroom #2: U 14' x 11'
- Bedroom #3: U 14' x 11'
- Game Room: B 26' x 12'
- Laundry Room: B 13' x 5'
- Full Baths: 2 (1 M / 1 U)
- Half Baths: 2 (1 M / 1 B)
- Garage (2 car): 27' x 23'
- Utility Shed: 16' x 12'

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PLEASE CONTACT
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ADDITIONAL INFORMATION
ABOUT THIS PROPERTY AT
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