



KELLERWILLIAMS.
REALTY



MLS # 1028834

9 WINTHROP ROAD ROSSLYN FARMS, PA 15106



CHARACTER REDEFINED

PRESENTED BY

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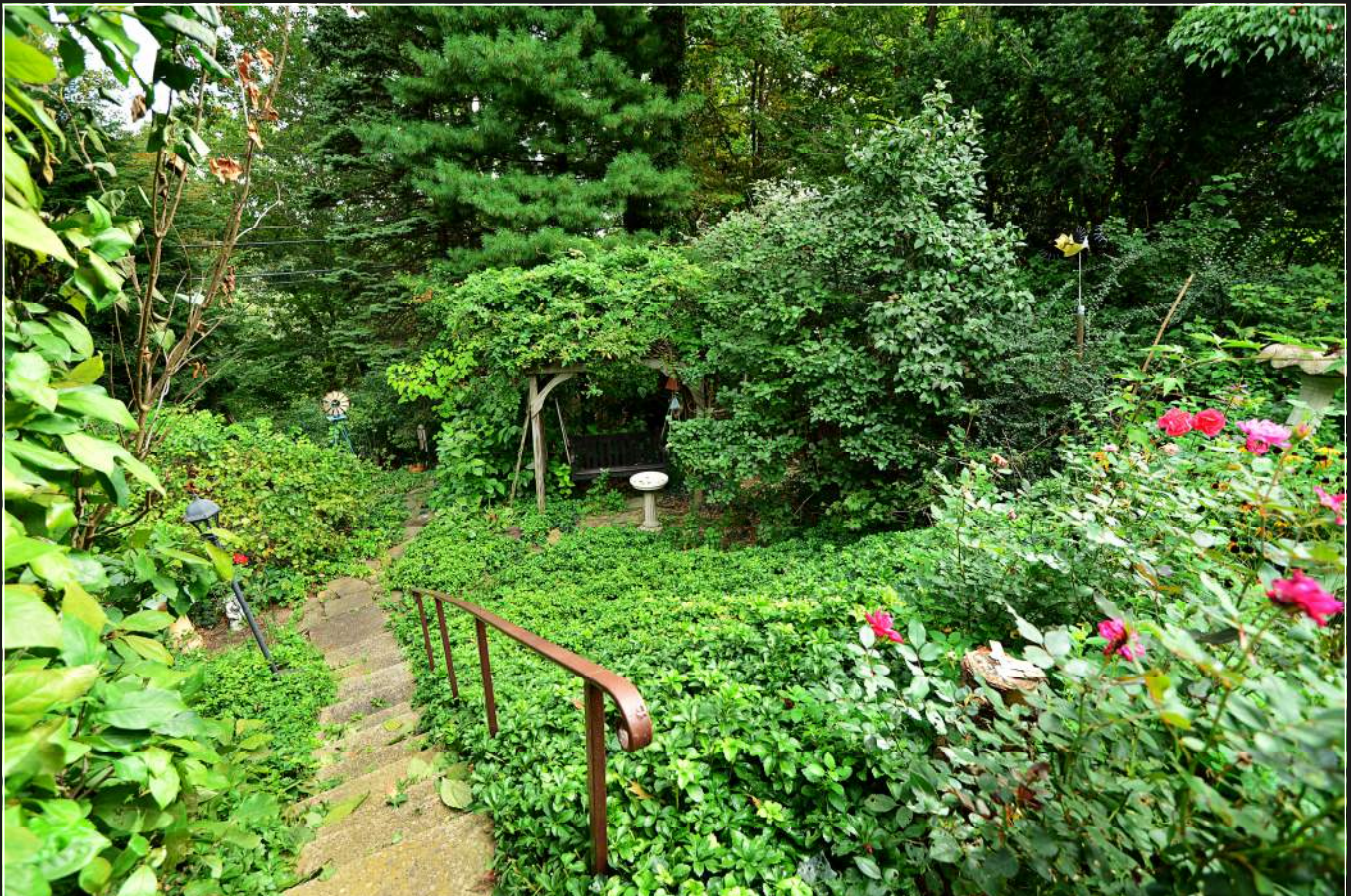


Welcome to 9 Winthrop Road of Rosslyn Farms, a boutique community located 15 minutes West of Downtown Pittsburgh! This meticulously maintained, multi-level home is situated on a picturesque 3/4 acre lot (+/-) and is surrounded by lush landscaping.



The setting resembles a serene oasis with a beautiful covered front porch encased in wrought iron details and an expansive rear patio complete with a 15'x15' motorized retractable awning! Live bamboo plants in the back yard provide plenty of color and contrast all year round against a gorgeous rustic stone façade.

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Relax and unwind in your own private hot tub on the rear patio overlooking 13+ acres of green space! A set of stone steps lead down to a quiet sitting area below.



This gorgeous square cupola with a copper dome accent above the family room is just one of many details throughout the home that give it so much life and character!



A large living room greets guests with a beautiful marble fireplace, immaculate hardwood flooring, crown molding and an oversized bay window by Pella looking out to the front yard. Across the hall, on the same level, you will find bedroom #3 which can also be used as a den or an office.



Take a few steps down into the formal dining area featuring a stackstone fireplace with an original copper hood and a raised hearth. It leads directly into the kitchen and also opens up into the bright sunken family room.

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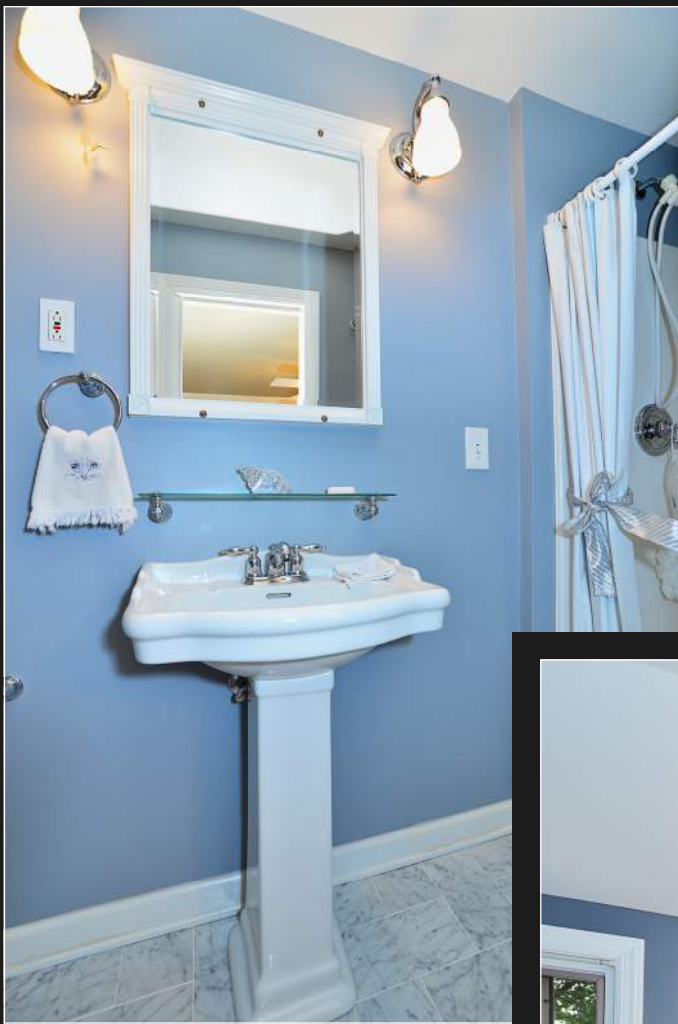
This eat-in kitchen features granite countertops, tile floors and stainless steel appliances. The space is wide open to the family room and also includes a table with a matching granite top that will stay with the home.



The sunken family room is a seamless extension of the outdoors with its stone walls, custom ash wood tongue & groove ceiling and huge windows all around. A third fireplace with a sandstone slab hearth is situated on an angle, just below the skylight. French doors lead directly out to the rear concrete patio.



There are two large bedrooms upstairs, both featuring hardwood floors, ceiling fans and great views! The master (pictured up top) has an oversized walk-in closet as well as an additional connected storage area.



Two full baths are located upstairs, both of which have been recently remodeled with marble floors / vanity, added cabinetry / storage and beautiful plumbing & lighting fixtures.



Another bedroom and full bath can be found on the lower level. This bedroom and bath are fully handicap accessible with extra wide doorways and access points.



The walk-out lower level also features a game room, another dining area as well as a second kitchen. This entire space has its own separate central heating and cooling and also connects to an oversized 23'x13' storage room.

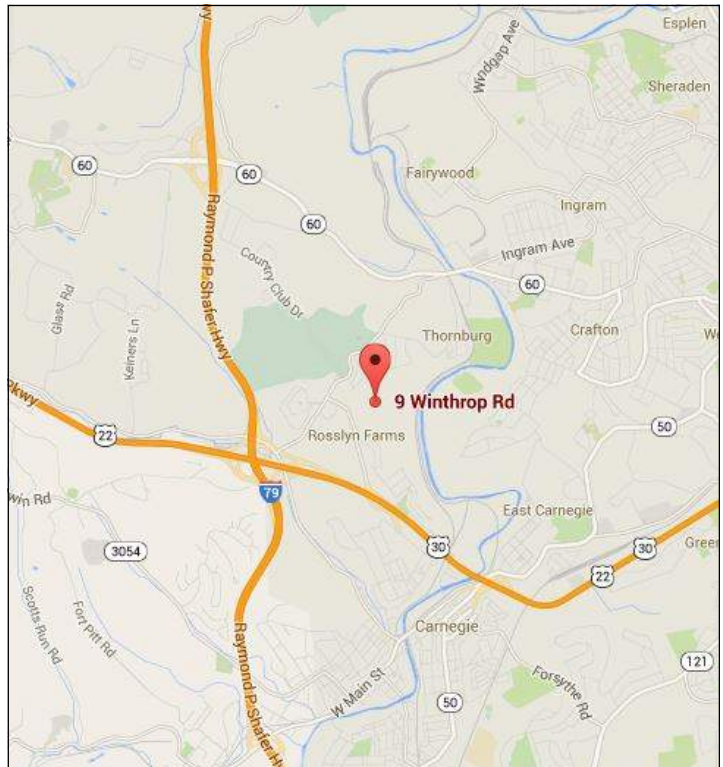
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FEATURES / HIGHLIGHTS

- .73 Acre lot / backs up to 13+ acres of green space
- Located on a quiet, dead-end street
- 4 Bedrooms
- 3 1/2 Baths (Full: U, U, L / Half: M)
- 3 Fireplaces (LR / DR / FR)
- 3 Car attached garage (3rd car tandem / could fit 4)
- Stone / brick / cement siding exterior façade
- Covered front porch
- Large rear concrete patio with outdoor hot tub
- 15'x15' Motorized retractable awning
- Genuine plaster walls
- Hardwood flooring (LR / Bedrooms 1, 2 & 3 / DR / halls)
- Solid wood doors throughout
- Pella windows throughout
- Open kitchen with granite countertops & stainless steel appliances
- All appliances are included in the sale
- Finished walk-out lower level / mother-in-law suite with its own central heating & cooling system (fully handicap accessible)
- Lots of storage space
- Bedroom #2 has an additional private Mitsubishi heating & cooling unit
- Custom sunken family room with stone walls, tongue & groove ash wood ceilings
- Located 15 minutes from Downtown Pittsburgh & 20 minutes from the airport
- Meticulously maintained
- Gorgeous grounds & landscaping
- Carlynton School District

DIMENSIONS

- Family / Great Room: M 23' x 13'
- Living Room: M 20' x 15'
- Dining Room: M 14' x 14'
- Kitchen: M 14' x 11'
- Entry / Foyer: M 10' x 4'
- Laundry / Mud Room: M 11' x 10'
- Master Bedroom: U 15' x 12'
- Bedroom #2: U 15' x 14'
- Bedroom #3: M 13' x 11'
- Bedroom #4: L 16' x 12'
- Game Room: L 15' x 13'
- 2nd Kitchen / Dining Area: L 26' x 12'
- Storage Room: L 23' x 13'
- Additional storage space above the garage.



*** CONTACT ALEX TULANDIN FOR ANY
ADDITIONAL INFORMATION AT
412-596-2114**