



LUXURY HOMES  
INTERNATIONAL

KELLER WILLIAMS® REALTY

102 CASTLE BROOK DRIVE CRANBERRY TWP, PA 16066



- IMMACULATE ALL-STONE MASTERPIECE -

PRESENTED BY  
**ALEX M. TULANDIN**

OFFICE: 724-933-8500

MOBILE: 412-596-2114

amt.realestate@gmail.com

**WWW.PITTSBURGHLISTING.COM**



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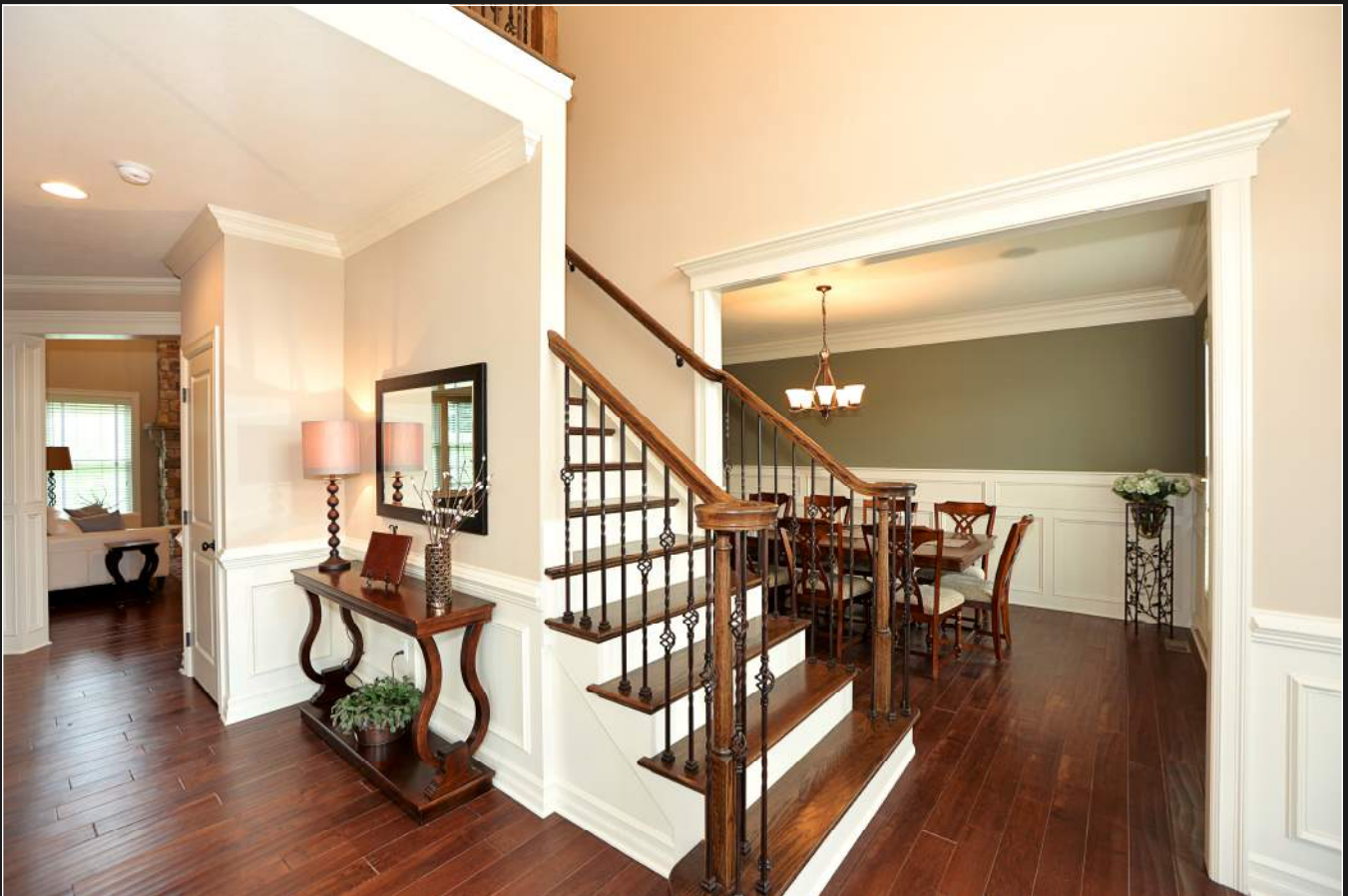
Welcome to **102 Castle Brook Drive!** Only 1.5 years young, this stunning Cranberry home features over 5,300 square feet of finished living space, 5 bedrooms, 4 full / 2 half gorgeous baths, a 3-car attached garage & top of the line finishes throughout!



It is situated on a beautiful 3/4 acre lot in the custom section of Mystic Ridge with a maintenance-free European Cobblestone exterior facade accented by natural limestone sills & headers.

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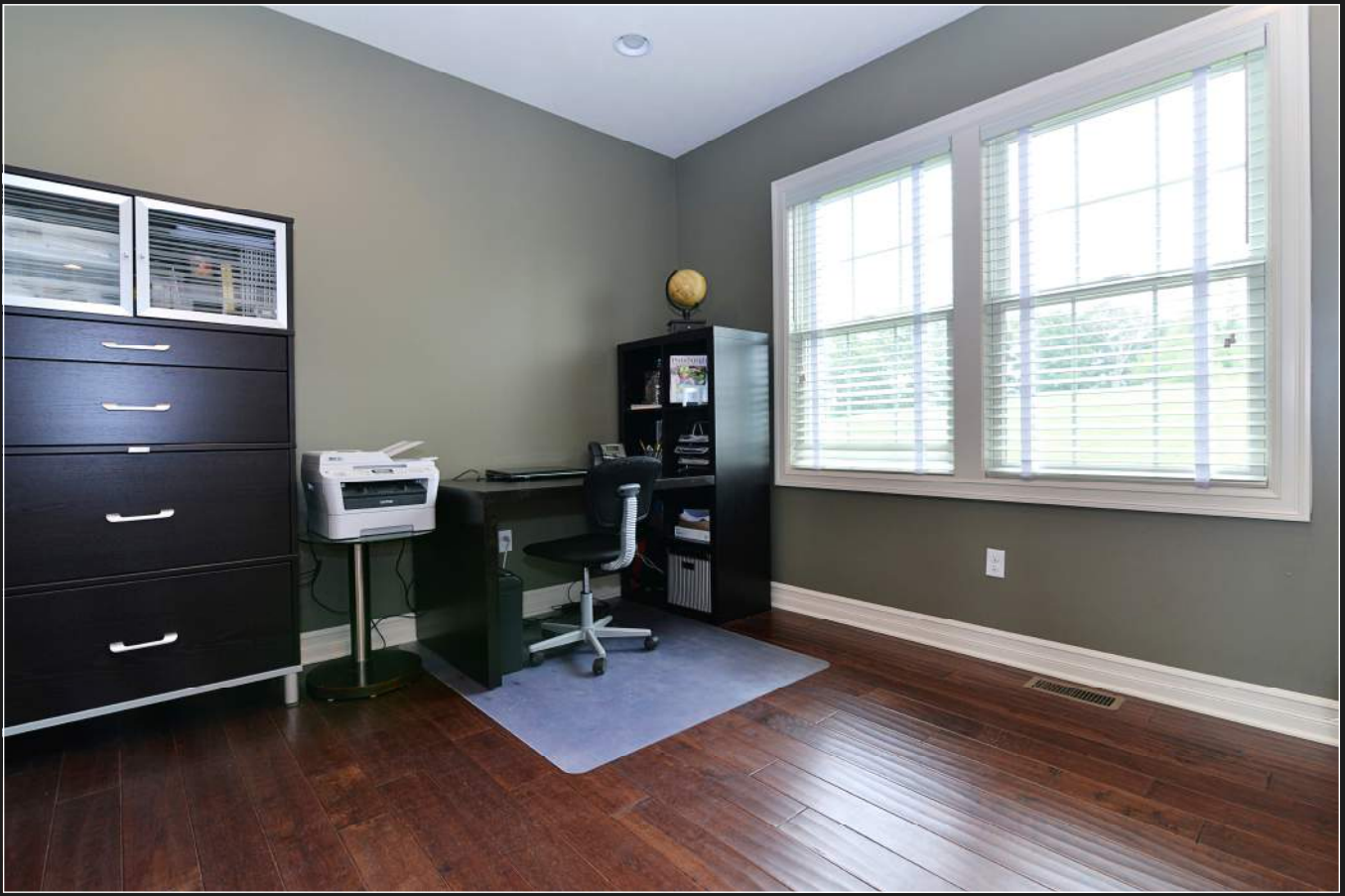


Your guests will be greeted by a grand 2-story foyer in front of an elegant staircase with wrought iron spindles and intricate wood work. This open floor plan features 9' ceilings & wide plank 3/4" hand scraped hardwood flooring throughout the entire main level.



**Relax & listen to some music in the formal living room to the left of the front entry with lots of natural light. This luxurious dining room is accentuated by custom oversized molding details, warm color tones and a graceful chandelier.**

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A first floor office / den is accessed through a set of glass panel French doors with a view out to the back yard. The powder room on the same level is conveniently located away from the main entertaining area & finished with a beautiful vanity & delicate trim work.



**A soaring 18' cobblestone fireplace with chiseled sandstone hearth & mantel is the focal point of this magnificent family room! Also open from above, it connects the entire home together into one seamless & free-flowing space, designed for today's families!**

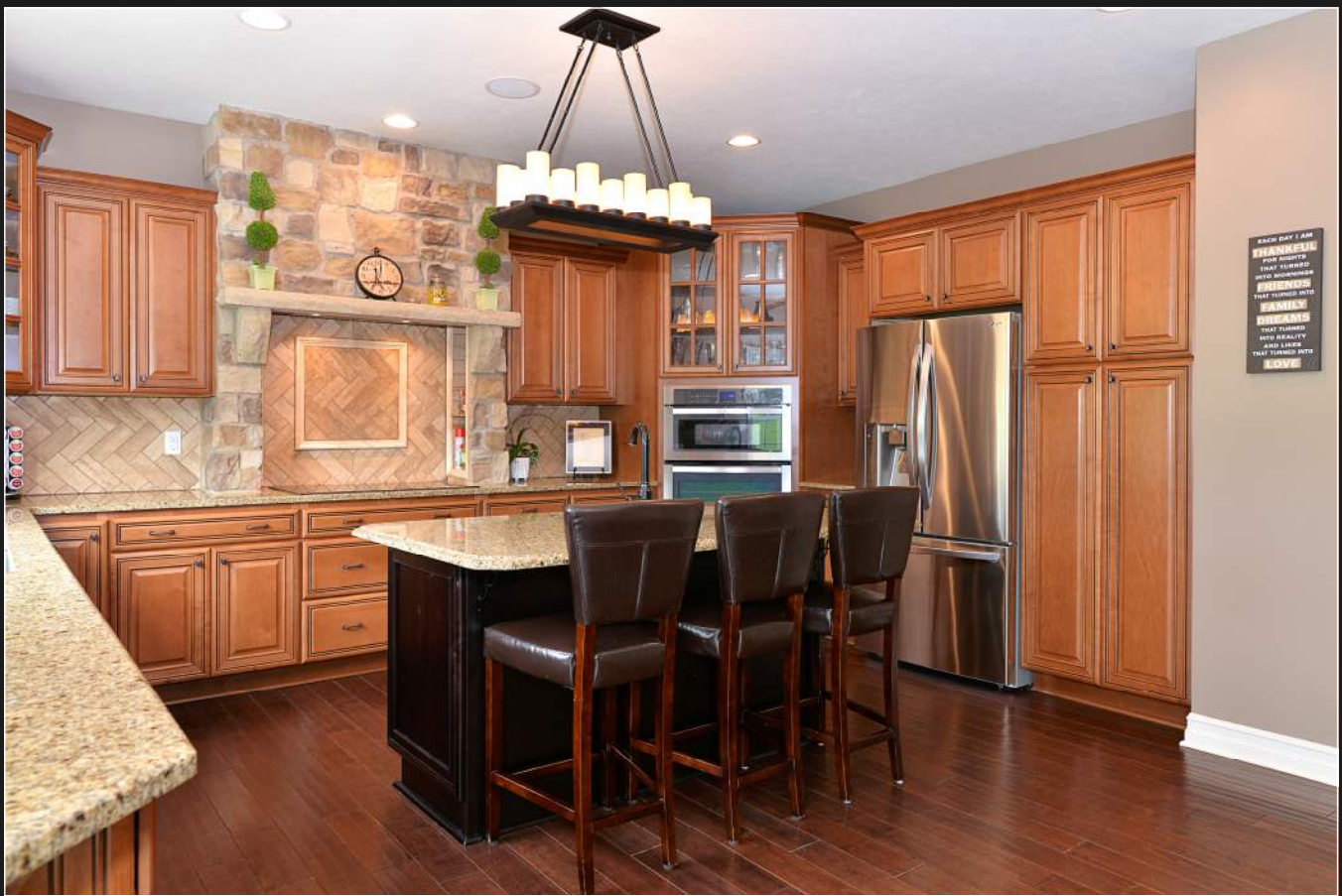
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**This exquisite gourmet kitchen features maple soft-close cabinetry with a built-in pull out pantry, granite countertops & a large island with an additional prep sink & seating. Access the 750+ square foot rear patio directly through a glass slider off the breakfast area.**





A custom stone hood with tile backsplash sits directly above an oversized electric cook top (\* gas line also available). The French door refrigerator, combination microwave / wall oven & dishwasher all feature a sleek stainless steel finish.

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The spacious master suite is crowned with a beautifully molded tray ceiling, recessed lighting & offers a quiet adjacent sitting area. The 300 square foot walk-in closet is larger than most master bedrooms out there!



Pamper yourself in this spa-like master bath with dual his & her maple vanities with swanstone tops, corner jetted tub and a gorgeous tiled shower with crystal clear frameless glass.

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Three additional bedrooms are located on the second floor with soft high-end carpeting and two full bathrooms.



Two of the bedrooms share a Jack & Jill bath with dual espresso vanities. The laundry room is also conveniently located on the second floor with sound proofed walls & a utility sink.

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The finished 1,731 square foot lower level is absolutely incredible with gorgeous custom designed ledgestone archways for an old world feel! Beautiful wood floors complement the high-efficiency gas fireplace with a raised hearth & solid wood beam mantle.



A dazzling private wine lounge / bar is a great place to relax & unwind after a long day. Enjoy movie nights in your very own theater with a 3-D projector, automatic retractable screen, ambient recessed lighting & 7.1 / 8 channel surround sound!

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A fun special nook was built underneath the lower level staircase for kids of all ages to enjoy! The 5th bedroom can also be found here with a large closet, private full bath & handsome sconce light fixtures.





## EXPANDED FEATURES / HIGHLIGHTS

- Only 1.5 years young!
- Beautiful 0.76 acre lot
- Over 5,300 sq. ft. of finished living space (3,576 sq. ft. above grade & 1,731 sq. ft. finished lower level)!
- Maintenance-free European Cobblestone exterior facade with custom limestone sills & header details
- Extended concrete driveway with a generous 30'x50' pad
- Stately front entry through a soaring 2-story covered archway
- 750+ square foot rear patio with cobblestone, soon-to-be flagstone finishes & an outdoor stone masonry chimney.
- Professional landscaping
- Automated exterior LED accent lighting
- Andersen 200 Series tilt-wash double hung windows with custom blinds
- 5 Spacious bedrooms
- 4 Full / 2 half baths
- 3 Car attached garage with overhead storage, keyless entry, side service door & a standing metal seam wrap-around roof
- Grand 2-story foyer & great room with 18' ceilings!
- 2 Gas stone fireplaces (family / great room & lower level)
- Luxurious trim work & moldings throughout
- Gourmet eat-in kitchen with a large island & prep sink, custom stone hood, oversized electric cook-top, maple soft-close cabinetry, stainless steel appliances & granite counter tops!
- Spacious mudroom off the garage entry with tile floors & utility sink

- 3/4" Wide-plank hand scraped hardwood flooring throughout the entire main level!
- 1st Floor office / den with glass panel French doors
- Main floor, lower level & exterior patio with built-in sound!
- ON-Q technology integrated wiring package
- Huge master suite with double entry doors, sitting area & a 300 sq. ft. walk-in closet!
- Exquisite master bath with his & her custom maple vanities, corner jetted tub & a beautiful shower with intricate tile work!
- Jack & Jill bath with dual swanstone sinks connects bedrooms 2 & 3
- Additional private full guest bath next the 4th bedroom on the 2nd floor
- 2nd Floor laundry with sound proof insulated walls!
- Glamorous wine lounge / bar area on the lower level
- Custom theater with overhead 3-D projector, automatic retractable screen & 7.1 / 8 channel integrated surround sound!
- Guardian security system
- Solid concrete poured foundation with a 15 year waterproof warranty!
- Exterior French drains
- Dual zone Lennox Elite high-efficiency HVAC system with humidifier
- 75 Gallon hot water tank
- Energy Star Certified!
- 200 AMP electrical panel with 100 AMP sub-panel
- Dual layer / reinforced Dow foam / OSB exterior sheathing
- Certainteed Lifetime Dimensional Landmark Series roof shingles
- Dedicated gas lines at rear patio & kitchen cook-top
- Zurn-pex plumbing water supply lines
- Located in the custom section of Mystic Ridge of Cranberry Township
- HOA governing documents @ [www.mysticridgehoa.com](http://www.mysticridgehoa.com) (\$150 / quarter)
- Seneca Valley School District
- Easy access to US Rt. 19, Rt. 228, I-79 & I-76 / PA Turnpike

## ROOM SIZES / DIMENSIONS

• Family Room	(21 x 16)	• Bedroom #2	(13 x 12)
• Living Room	(14 x 13)	• Bedroom #3	(13 x 12)
• Kitchen	(23 x 16)	• Bedroom #4	(12 x 11)
• Dining Room	(16 x 11)	• Laundry Room	(11 x 7)
• Office / Den	(13 x 11)	• Bedroom #5	(12 x 12)
• Entry / Foyer	(16 x 9)	• Game Room	(37 x 15)
• Master Suite	(23 x 17)	• Wine Lounge	(15 x 11)
• Master Closet	(20 x 13) + (9 x 5)	• Theater Room	(21 x 15)