



8291 LONG GROVE LANE

Williams Ridge

\$459,000
BLC#21044875



Spacious Custom Built Ranch Home on a street with mature trees and woods. Large Entry opens to Great Room with Fireplace, Bookcases, Coffered Tray Ceiling. Formal Dining Room. Gourmet Kitchen with Center Island has Kitchen-Aid Gas Cooktop, Double Oven, Hardwood Floor and Pantry. Breakfast Room opens to Wood Deck overlooking the Woods. Master Suite includes a Full Bath with jetted Garden Tub, Shower, Double Sinks, Walk-in Closet and access to the Deck. Bedroom #2 and Den with Jack 'n Jill Bath. Lower Level Daylight Window Family Room with Fireplace, Wet Bar, Wine Cellar. Theater Room. Bedroom #3. Partly finished Basement Area. First Floor Laundry Room. Finished Three car garage with Service Door. Exceptional Landscaping. Sprinkler System. Hamilton Southeastern Schools. **Mandatory Annual Fee = \$400.**

HMS Home Warranty is provided to Buyer and covers heating, cooling, plumbing, electrical, and all appliances with \$100 deductible. Buyer can renew this exceptional plan annually for \$399.00.

- 2,659 Sq Ft Main Floor
- 1,985 Sq Ft Finished Basement
- Efficient Gas Heat, C/A
- Semi Tax = \$3,161
- .67 Acres
- **SHORT SALE ... AS-IS**
- **TAX VALUE \$589,000**

Great Room	18x16	Master	18x16
Dining Room	13x12	Bdrm 2	15x12
Family Room	34x16	Bdrm 3	16x12
Kitchen	16x14	Den / BR4	13x12
Breakfast Rm	13x10	Theater	19x15
Laundry	08x08	3 1/2 Baths	



KEN R FISHER

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