

CHARMING CAPE STYLE HOME IN BOOTHWYN!



2105 Opal Avenue, Boothwyn, PA • 3 Bedrooms, 3.5 Bathrooms • 2,400 Sq. Feet

This is a must see! Charming and captivating describes this 9 year old 3 bedroom 3.1 bath Cape style Boothwyn home with first floor master suite. You'll be drawn in by the quality craftsmanship as you pull up to this magnificent home with Faux Stone and architectural vinyl siding. Enter the home from the enclosed porch into the grand foyer with Mosaic Tile flooring while your favorite music genre is playing from the built-in ceiling speakers. Your new lifestyle continues with the formal living room, new carpets, Australian Cypress floors and vaulted ceiling. Brazilian Cherry Wood flooring on the main floor extends throughout the kitchen, generously sized dining area, master suite and sun room. Granite counter-tops, 42" Cherry Cabinets, tile and glass back splash, under mounted deep sink and the built-in desk finish off the accents perfectly. The Gourmet Chef will embrace the kitchen with new in 2015 GE dual oven with glass exhaust fan. There is a large breakfast bar area for serving. Retire to the first floor Master Suite bordered with dental crown molding and ceiling fan. The marbled floor master bath includes a stall shower, as well as tiled full bath. Custom French doors welcome you to the two story great room with stone fireplace, wood floors and dramatic staircase with large atrium windows drawing in the natural light. Second floor offers large bedrooms/study with plenty of closet space and splendid tiled full bathroom. The furnished 1400 sq.ft. walk-out basement includes 3 sides of full windows, recessed lighting, an entertainment room, wet bar, fitness area with surround sound and mounted flat screen TV. A hot tub was added in 2015 with exterior venting. Basement also includes, laundry room, full bath with corner shower. No need to be concerned about parking either, additional parking in rear shared alley plus front off street parking. All of this is conveniently located close to Philadelphia and Rt 95. All non-personal contents in home are negotiable.

