

# FOR SALE

*3220 Angel's Way • Angel's Path • Perkins Township, Ohio*  
**\$564,900**



- œ 3,896 sq. ft. home
- œ 4 bedrooms
- œ 3 full bathrooms & 1 powder room
- œ First floor master suite with luxury bath & huge walk-in closet
- œ Two-story great room with fireplace, built-ins & unique architectural features
- œ Extra room on first floor could be media room or office
- œ Decorative niches throughout



**Bill Hill**

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**ENTERPRISES, INC.**

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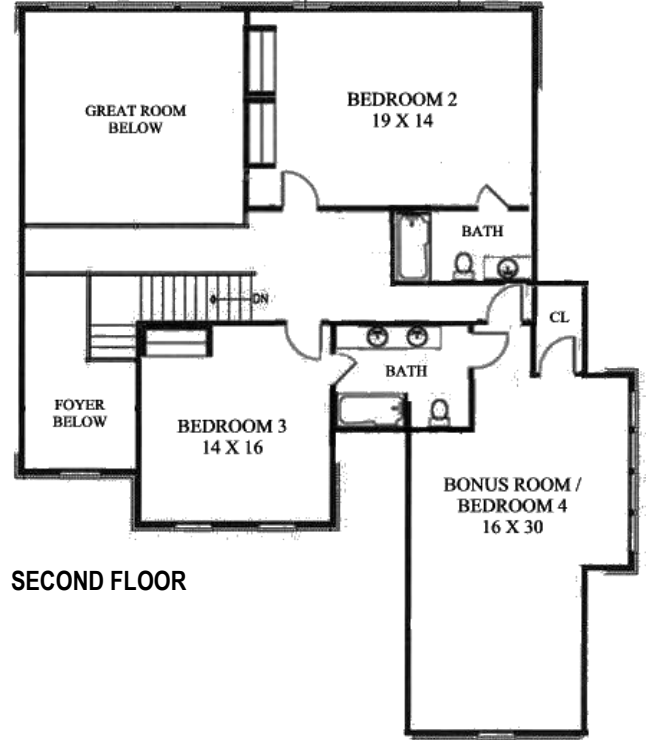
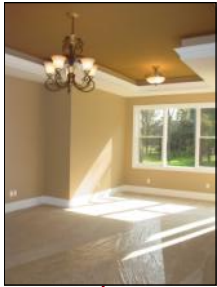
Brokerage • Leasing • Project Development • Construction Management • Site Selection • Consulting

# 3220 Angel's Way - Lot 3

\$564,900

## Exterior Features:

- Stone & stucco front elevation
- Pella windows
- Upgraded roof shingles
- 6" exterior walls with R19 insulation
- Grand front entry
- Custom designed landscaping
- Irrigation system
- Exterior water valves & GFI plugs
- 3-car garage
- Hot & cold water in garage
- 2 garage drains
- Lot size: 0.52 acre



SECOND FLOOR



FIRST FLOOR

© Nelson Design Group, LLC  
\*Actual construction & room dimensions may vary from plans.

## Interior Features:

- Granite countertops & custom cabinetry throughout
- Custom kitchen features island with breakfast bar, SubZero refrigerator, Wolf cooktop & oven, microwave & dishwasher
- Master suite with walk-in closet
- Master bath with oversized tile shower, whirlpool tub, & vanities
- Porcelain & ceramic tile throughout
- Family room features custom designed fireplace & built-ins
- Laundry room with cabinetry, closet, utility sink, & gas or electric for dryer
- Upgraded lighting fixtures
- Crown molding & extra-wide baseboards
- Security system



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\*Principals of owner are licensed REALTORS®

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