

# **47 Bell Point Drive (Mill Basin) Brooklyn, NY 11234**

3 Story Colonial  
4 Bedrooms | 5 Baths  
Living Room | Formal Dining Room  
Gourmet Kitchen | Breakfast Area  
Family Room | Powder Room  
Foyer | Master Sitting Area | Library / Home Office  
Full Finished Basement

## **Your Home's Square Footage**

- ~ First Floor – 1,228 square feet / 114 m<sup>2</sup>
- ~ Second Floor – 1,228 square feet / 114 m<sup>2</sup>
- ~ Third Floor – 629 square feet / 59 m<sup>2</sup>
- ~ Basement – 1,228 square feet / 114 m<sup>2</sup>
- ~ Total – 4,313 square feet / 401 m<sup>2</sup>

## **General Specifications**

- ~ High-Efficiency Central Air Conditioning and Heating System (2 Zones)
- ~ Intercom System Throughout Home
- ~ Home is Pre-Wired for Cable and Internet
- ~ Elegant Entry Foyer
- ~ Over-Sized Pella Windows and Pella Doors
- ~ Kohler Fixtures in Kitchen and Baths
- ~ Wide Plank Red Oak Hardwood Floors Throughout the Home
- ~ Crown Moldings Throughout the Home
- ~ Solid Core 8 Foot Raised Panel Doors
- ~ Fire Protection Sprinkler System throughout and Smoke Detectors

## **In Your Gourmet Kitchen**

~State-of-the-Art G.E. Profile Stainless Steel Appliance Package:

- 36" / 22.55 cubic foot Side-by-Side Refrigerator with Ice and Water in Door
- 30" Self-Cleaning Oven
- 24" Dishwasher
- 24" Built-In Microwave Oven

- ~ Custom designed wood cabinets with glass doors and decorative hardware
- ~ Kohler Stainless Steel Double Sink with Disposal
- ~ Kohler Chrome Faucet
- ~ Under-Cabinet Lighting
- ~ Recessed and track lighting
- ~ Imported Granite Counter Tops
- ~ Center Island
- ~ Wide Plank Red Oak Hardwood Floor
- ~ 9'-6" Ceiling Height

**In Your Master Suite**

- ~ Spacious Master Suite with Sitting Area
- ~ Over-Sized Pella Windows
- ~ Wide Plank Red Oak Hardwood Floor
- ~ Spacious Walk-In Closet
- ~ 8' – 6" Ceiling Height

**In Your Master Bath**

- ~ European –Style Custom Wood Double Vanity
- ~ Imported Granite Vanity Top
- ~ Huge Vanity Mirror
- ~ Frameless Glass Shower Enclosure with Full Height Marble
- ~ Polished Chrome Hand-Held Shower Head
- ~ Marble Floor
- ~ Jacuzzi Tub
- ~ Elegant Designer Fixtures

**In Your Living Room**

- ~ Over-Sized Pella Windows
- ~ Recessed Lighting
- ~ 9'-6" Ceiling Height
- ~ Wide Plank Red Oak Hardwood Floor

**In Your Family Room**

- ~ 36" x 36" Gas Fireplace with Elegant Marble Mantle
- ~ Sliding Pella Doors leading to your back yard & deck
- ~ 9'-6" Ceiling Height
- ~ Recessed Lighting
- ~ Wide Plank Red Oak Hardwood Floor

**In Your Secondary Baths**

- ~ European –Style Custom Wood Vanity
- ~ Vanity Mirror
- ~ Imported Granite Vanity Top
- ~ Stylish Marble Floors

**Your Home's Exterior Features**

- ~ Brick and Stucco Finish
- ~ Custom Designed Landscaping with In-Ground Sprinkler System
- ~ Private Driveway
- ~ Intricate Wrought Iron Railings
- ~ Decorative Lighting
- ~ Superb Architectural Styling