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We hope that you enjoy this state-of-the-art presentation, and we would enjoy hearing your comments.

Thank You,

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**COLDWELL
BANKER** 
REAL ESTATE SERVICES

*W*elcome to
231 Taylor Drive
Canonsburg

**Well Maintained
Multi-Level Home
with Great Fenced
Back Yard!**

**Super Convenient
Location...**

Marketed Exclusively by
**COLDWELL BANKER
REAL ESTATE SERVICES**

*Allyson Fritz &
Sandy Piresko*



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Home Sweet Home



Welcome to 231 Taylor Drive. This quality constructed and well maintained three bedroom multi-level is situated in the heart of Canonsburg and has a lot to offer your growing family. You will love the open, nicely flowing floor plan that includes a welcoming foyer, spacious living room with stone fireplace, family size dining room, and updated kitchen fully equipped with stainless appliances and drop-down snack bar. There is easy access to the rear patio that offers total privacy with lush landscaping and great fenced back yard.

There are exposed hardwood floors in the foyer, living room, dining room and all bedrooms, plus a freshly painted interior and exterior. The upper level includes a master bedroom plus two additional bedrooms and a well appointed hall bath. The lower level offers a finished game room, separate utility/storage area and access to the garage.

The location is perfect, with easy access to shopping, restaurants, entertainment, Southpointe and major traffic routes (Rt. 19 & I-79) with a pleasurable commute to the airport and downtown Pittsburgh. As a discriminating buyer you are sure to see the quality and value offered at 231 Taylor. Hurry!

FOYER 10x4

Full-length glass storm door

Solid wood entrance door
with glass panel

Exposed hardwood floor
and custom painted walls

Easy access to the lower level

Ceiling light fixture

Coat closet at the top of
the stairs



close

LIVING ROOM
17x14

Conveniently located off the
entry hall

Exposed hardwood floor
and custom painted walls



close

LIVING ROOM
17x14

Cozy log-burning stone
fireplace with mantel and
ceramic hearth



close



LIVING ROOM 17x14

Triple panel window overlooks the front property
Additional window on the side wall

**LIVING ROOM
17x14**

Open to the dining room



close



DINING ROOM 10x10

Family size dining room open to the living room

Ideal for entertaining and everyday dining as well

Exposed hardwood floor and custom painted walls

Double window overlooks the rear property and an additional window on the side wall

Attractive five-light chandelier with shade

close

KITCHEN 12x9

Well designed and nicely updated kitchen with plenty of cabinet and counter space

Easy-care vinyl floor and custom painted walls



close

KITCHEN 12x9

Crisp white cabinets nicely accented by laminate countertops and decorative wallpaper backsplash

Centered ceiling light fixture plus a light fixture above the sink

One window overlooks the rear property

Stainless steel sink with gooseneck faucet and disposal



close



KITCHEN 12x9

Quality Frigidaire stainless appliances include:

Five-burner gas stove

Side-by-side door refrigerator/freezer with exterior ice and water dispenser

Under-cabinet microwave oven

Built-in dishwasher

close



KITCHEN 12x9

Exterior glass panel door with blinds provides easy access to the patio and fenced back yard
Eat-in area with chair rail and wainscoting and built-in drop-down snack counter
Free-standing pantry cabinet will remain

Upper Level

MASTER BEDROOM
14x12

Exposed hardwood floor
and custom painted walls

Ceiling fan/light fixture



close



MASTER BEDROOM 14x12

Two double windows
Double door closet

BEDROOM #2 12x11

Exposed hardwood floor and custom painted walls



Ceiling fan/light fixture
Two double windows
Double door closet



BEDROOM #3 14x9

Exposed hardwood floor and custom painted walls

Double window overlooks the front property

Centered ceiling light fixture

Double door closet

HALL BATH

Nicely updated and well maintained hall bath

Ceramic tile floor and custom painted walls

White vanity with solid surface top and sink

Mirrored medicine cabinet, wall cabinet and two
sconce style wall lamps

Ceiling fan/light fixture and one window

White tub/shower combination with ceramic tile
shower wall

White commode

Laundry chute and linen closet



close

Lower Level

GAME ROOM 20x10

A favorite spot for family fun and informal entertaining

Tile floor and medium paneled walls

Ceiling fan/light fixture and one window

Plenty of closet space

LAUNDRY/UTILITY 18x9

Separate area for the laundry, utilities and storage with two windows

York high efficiency gas force air furnace and UST electronic air cleaner

Bradford Defender 40 gallon capacity hot water heater

Central air conditioning

Laundry provides a double laundry tub and hookup for an electric dryer (washer & dryer are negotiable)

GARAGE

Front entry one-car integral garage

Insulated garage door with auto opener and glass panels

Plenty of additional storage space and one window

PATIO

Private 11x10 patio is
accessible off the kitchen
(patio is landscaped for
privacy)



close

PATIO

Pergola with movable &
removable canvas top plus
drop-down sun shade

Storage shed *does not stay*



close



PATIO

Perfect for relaxing, entertaining, outdoor cooking
and dining alfresco

YARD

Large fenced yard with
two gates....



close

YARD

.... is perfect for outdoor
activities



close



YARD
Attractive landscaping



ADDITIONAL UPDATES & IMPROVEMENTS FOR 231 TAYLOR DRIVE

1. New roof 2009
2. New electric panel box 2009
3. New polarized three-prong outlets 2009
4. New kitchen with appliances 2009
5. Levalor blinds 2009
6. New door knobs & lock sets 2010
7. New hot water heater 2010
8. New central air conditioning 2010
9. Back Patio & pergola 2010
10. Fence yard 2010
11. Landscaping 2010 to date
12. New back door 2010
13. 4 New ceiling fans 2012
14. Install interior French drains
15. Freshly painted interior and exterior 2016

COLDWELL BANKER

REAL ESTATE SERVICES



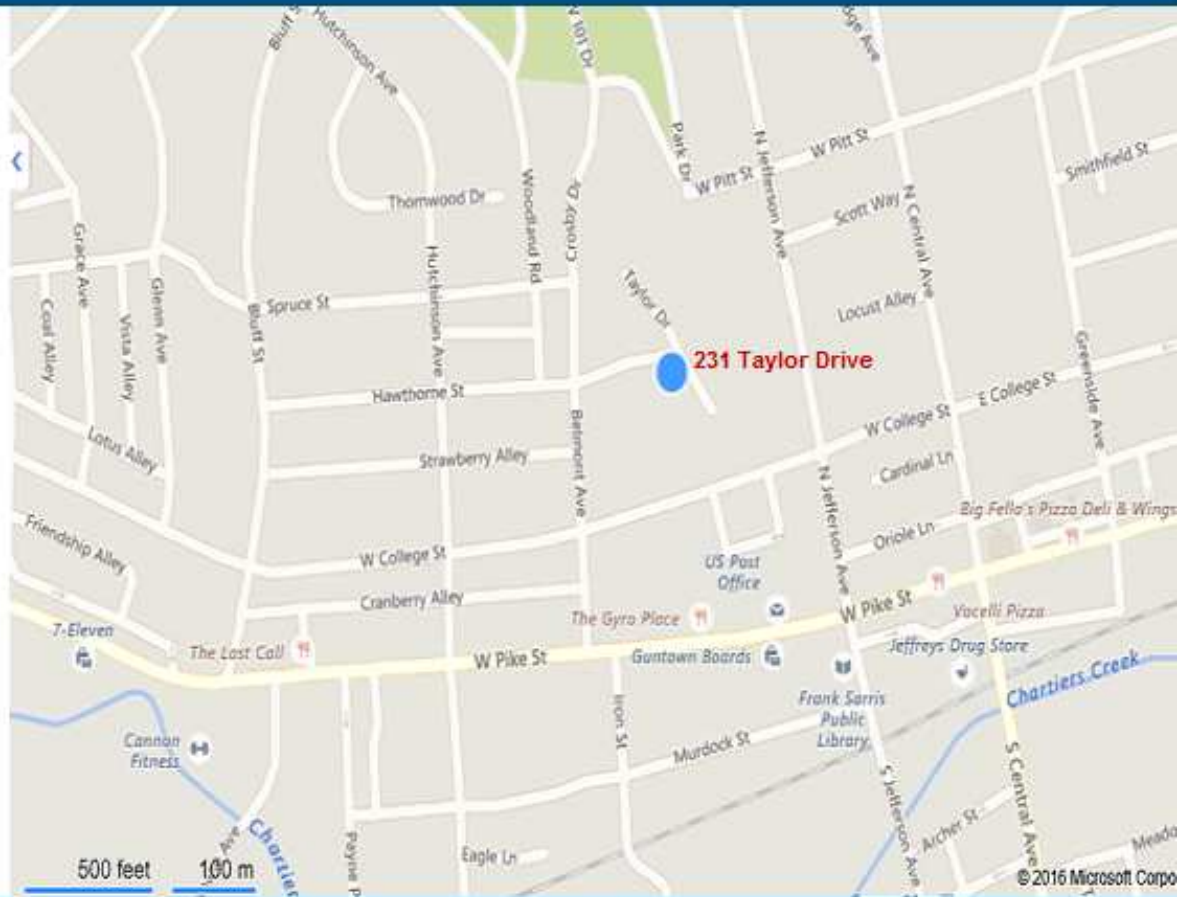
* Live internet connection required

**CONVENIENT
LOCATION!**

Get Driving Directions

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REAL ESTATE SERVICES

HURRY!

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*Allyson Fritz &
Sandy Piroosko*



Professional Photography
by Bill Watson



Buyers...

If You're Serious About Finding That Perfect Home...
Take advantage of Allyson & Sandy's **FREE** Service!

Here's how it works. All you do is call or email us with the criteria of your "dream home" (i.e. price range, location, number of bedrooms, etc.), and we will send you, via email the new listings that are listed by all companies in the West Penn Multi-List as they become available. No need to search the newspaper or the Homes Guide. When you work with us you'll know about the homes before they get to the newspaper or Homes Guide!

Then, when a home becomes available that you would like to view, call us and we will make an appointment to show you the home ASAP. It's that simple! Don't wait, the good ones go *FAST!*

*Allyson Fritz &
Sandy Piresko*



Sellers...

If you're going to be selling your home, contact us to find out how to get your property on a state-of-the-art 3-D Online Brochure like this one. This is just one of our many successful marketing tools that keeps us consistent "Top Producers" when it comes to selling real estate!

Remember...our goal is the same, to get your property



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