



68 Mathersfield Drive

CUSTOM FEATURES & SYSTEMS

OVERVIEW:

Lot Size	~24.63 Ft X 151 Ft
Interior Square Footage	~4,543 Sq Ft Total Living Space
Taxes	\$16,356.14 /2025
Parking	Double Detached Garage

MAIN FLOOR

9' Ceilings
Hardwood Floors
Crown Moulding

Laundry Room w/ Side Door Walk Out, Ample Storage & Bosch Washer And Dryer

FOYER

Double Door Walk In Closet
Single Front Door w/ Side Glass Transoms For An Abundance Of Natural Light

LIVING ROOM

Open Concept w/ Dining Room For Easy Flow Entertaining
Gas Fireplace w/ Lovely Mantle

DINING ROOM

Formal Room w/ Space For 12 At Dinner
Open Concept w/ Living Room For Easy Flow Entertaining
Oversized Windows

OFFICE

Oversized w/ South Facing Multiple Windows For Streaming Natural Light
Decorative Columns

KITCHEN

Combined w/ Family Room
Oversized w/ Abundance Of Storage
Granite Countertops
Separate Desk Area w/Storage
Eat-In Kitchen w/ Seating For 8 Comfortably
Large Island W/ Breakfast Bar
Built-In Appliances Including:
Subzero French Door Custom Panelled Fridge
4 Burner Gas Cooktop
Kitchenaid Wall Oven
B/I Microwave
Miele Dishwasher

FAMILY ROOM

Combined w/ Kitchen
Gas Fireplace w/ Mantle
Oversized Large Windows Overlooking Yard
Walk Out To Yark

SECOND FLOOR

9' Ceilings
Skylight
Broadloom
2 Linen Closets (1 Is Double)

PRIMARY BEDROOM

Cathedral Ceilings
Oversized Room
Large Windows For Abundance Of Natural Light
His & Hers Walk In Closets
Custom 6 Piece Ensuite

PRIMARY ENSUITE

Ceramic Floors
2 Separate Vanities
Oversized Soaker Tub

SECOND BEDROOM

Double Closet
4 Piece Ensuite w/ Ceramic Floors & Wainscoting
South Facing Views

THIRD BEDROOM

Double Closet
4 Piece Ensuite w/ Ceramic Floors & Walls
East Facing Views

LOWER LEVEL

8'2" Ceiling Height
Storage Under Stairs
Work Shop w/ Built Ins
Above Grade Windows

RECREATION ROOM

Broadloom
Gas Fireplace
Closet

BEDROOM

Broadloom

MEDIA ROOM

Double Door Entry
Oversized Room

3 PIECE BATHROOM

Ceramic Floors

Vanity

GARAGE

Detached

Electric Garage Door Opener w/ Remote

EXTERIOR FEATURES

Enclosed Porch

Irrigation System Front And Back

Interlocking Walkway To The Garage

HVAC & SYSTEMS

200 Amp Service

2011 New High Efficiency Amanda Furnace

2012 New Amanda Air Conditioner

2013 New Bradford Water Heater (Owned)

Sump Pump

INCLUSIONS:

Subzero French Door Custom Panelled Fridge

4 Burner Gas Cooktop

Kitchenaid Wall Oven

B/I Microwave

Miele Dishwasher

Electric Light Fixtures

Window Coverings

Electric Garage Door Opener

Irrigation System

EXCLUSIONS

Alarm System

Dining Room Chandelier