

Sue Rubin Proudly Presents...



A DREAM COME TRUE! 246 ABIGAIL CIRCLE, DANVILLE

- 4 Bedrooms + loft, 2.5 baths
- Master suite features a coffered ceiling, crown molding, Hunter Douglas Silhouette® window treatments, spacious dressing area and a walk-in closet with generous wardrobe storage and custom organizers
- Lavish master bath with stall shower, bathtub and dual sink vanity finished with upgraded decorative tile
- Family room features a wood-burning fireplace with glass enclosure and cast stone surround, a niche convenient for your entertainment system and integrated home theater/stereo speakers
- Elegant dining room features a coffered ceiling with crown molding and crystal chandelier
- Wonderful upstairs loft with built-in desk, bookcase and Cat5 wiring – ideal for a computer workstation, home office, etc.
- Upgraded light fixtures, light switches, hardware, Hunter Douglas Silhouettes®, wide baseboards, cherry stained cabinets and custom interior paint throughout
- Close proximity to Blackhawk and conveniently located near restaurants, shopping, theaters, schools and parks



Sue Rubin
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**AN EXCEPTIONAL HOME & VALUE
OFFERED FOR \$890,000**



ABOUT THE KITCHEN

- Fabulous gourmet kitchen opens to the family room
- Granite slab counters, a breakfast bar and breakfast nook
- Stainless steel appliances including a gas cooktop, microwave and a self-cleaning conventional oven
- Beautiful cabinetry finished with a cherry stain
- Above-counter lighting and recessed lighting



ABOUT THE BATHS

- Secondary baths feature cultured marble countertops, upgraded lighting and faucets
- Upstairs hall bath also features an upgraded shower door and a dual sink vanity

ABOUT THE YARD

- Easy care backyard features patio and lawn areas, evergreen pear and flowering plum trees – all within a private setting with no rear neighbors
- Convenient access from the family room



OTHER FEATURES AND AMENITIES

- Tile entry, recessed lighting, an abundance of storage with built-in cabinets at the master suite and in the hall outside the secondary bedrooms
- Custom above-counter lights in kitchen, master suite and hall
- Custom closets in all bedrooms
- Custom painted and stained staircase
- Crown molding throughout most of the home
- Laundry room with generous storage space
- Central air conditioning
- Security system
- 2-car garage with custom volume lighting, custom built-in cabinets and roll up doors



HOMEOWNERS ASSOCIATION

- Quail Court Homeowners Association fees are \$163 per month
- Includes maintenance of the common areas and front yard landscaping
- Provides use of community pool, pool house and common areas