



1349 E. Second Avenue
 100 North—Salt Lake, Utah
 \$1,195,000

the group
 REAL ESTATE, LLC

Suzanne Cillred
 REALTOR®

801-580-8856 *Mobile* ■ 801-582-4667

For a color tour on this exceptional property, *visit*
www.thegroupslc.com



Small print text: Square footage and lot size which are provided as a courtesy are approximate. All other information contained herein was supplied by the seller. It is the buyer's responsibility to verify all information.





Exquisite Federal Heights Traditional 2-Story

Situated on Lovely Tree-lined Street with Front Courtyard
Built 1911—5,009 Square Feet—4 Bedrooms & 3 1/2 Bathrooms (2 New)

Absolutely Spectacular Inside & Out

Spacious Floor Plan with Oversized Rooms & Quality Detailing—

Formal Entry with Inlaid Floor, Quarter-Sawn Floors & Columned Archways
Custom Built-ins, Leaded Glass Windows, French Doors, Crown Moldings, Ceiling Fan

Sophisticated Living Room has Fireplace with Gas Log & Picture Window
Chandelier Crowns Elegant Formal Dining with Charming Window Seat with Leaded Glass

Gorgeous Remodeled Kitchen—Custom Wood Cabinets with Glass Display Doors,
Granite Countertops, Tile Backsplash & Stainless Steel Appliances Including

Double Wall Oven & Gas Countertop Range & Built-in Microwave

Central Work-Island, Breakfast Bar & Lovely Solarium with Informal Dining

Sliding Glass Door Leads to Secluded Brick Patio, Water Feature & Enchanting Gardens

Den/Office with Custom Built-ins & Half Bath Complete the Main Level

Large Upstairs Master Suite—Inviting Window Seat, Built-ins, Walk-in Closet & Ceiling Fan
Stunning New Master Bath Feature Dual Vessel Sinks & European Glass Shower

Plumbing in Place Under Limestone Tiles for Garden Tub

3 Additional Bedrooms & Full Bathroom Up

Comfortable Recreation Room Down with a Wall of Cabinets & Shelves

Convenient Separate Kitchen with Tile Floor, Full Bathroom plus Laundry Down

Heated Concrete Patio & Walk-in from Gardens to Brick Patio

Mature .29 Acre Lot Landscaped to Perfection with Perennials & Trees

Detached 2-Car Garage with Large Workshop Attached

Schools—Wasatch Elementary, Bryant Intermediate, West High

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Fabulous Secluded Yard

