

Property Highlights

1109 Meadowbrook Ave Merrick, NY

Enormous Completely Renovated and Extended Single Family Home in 2018, Like New Construction with 16 total Rooms including 5 Bedrooms with Master Suite, 3 Full Bathrooms. State of the art Kitchen, Fixtures, Utilities and interior décor/details in every room, Double Sinks, Giant Luxury Kitchen, two Living Room/Family Rooms, Huge Closets, Oversized Pantry, Tons of Space & more. See details. North Merrick School District! Bellmore-Merrick Central High-school District, walk to grocery, restaurants and 24/7 Convenience stores, close to all parkways, close to LIRR, Colleges & storefronts. Huge customized front and back yard, up to 6 cars parking in driveway and Lots of storage, All New and customized. See all the details of this dream home.

1st Floor Rooms:

1. Living Room
2. Family Room
3. Kitchen
4. Dining Room
5. Pantry Custom
6. Full Bathroom 1st Floor
7. Mudroom / Custom Storage Closet
8. Bedroom / Playroom for kids
9. Foyer
10. Garage - with additional Refrigerator and Cabinetry.
11. Basement – Foam Sealed, Unfinished

- Custom Utility & Linen Closet with Light switch
- Coat Closet – Rod and Shelf – with light switch
- Hallway
- Access to Huge Unfinished Foam Sealed Basement for Storage and easy access to all utilities.

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2nd Floor Rooms

12. Master Bedroom Suite 5
13. Master Closet "Hers" Room
14. Master Closet "His"
15. Master-Bathroom
16. Master Bathroom Toilet Room
17. Second Floor Full Bathroom - Double Sink and Vanities
18. Bedroom 1 with Large Closet
19. Bedroom 2 with Large Closet
20. Bedroom 3 with Large Closet
21. Bedroom 4
22. Laundry Room – Washer/Dryer – Custom Shelving
23. Attic
 - Huge Linen Closet – Shelves – with light switch.
 - Huge Hall Storage Closet – Rod and Shelf – with Light switch
 - Hallway
 - Huge Attic Storage Space with Access ladder from the second floor Hallway

Kitchen:

- Enjoy your dream kitchen with plenty of space including all Quartz Countertops, Glass Tile Splash, all stainless steel appliances, 36 inch Kohler Farmhouse Sink, Kohler Rubbed Oil Bronze Fixtures, Side by Side Refrigerator and Full bottom Freezer combination, Dishwasher, Six Burner Gas Range and Oven Combination with matching commercial Exhaust Hood vented to the outside of home, A second Electric Wall Oven, Microwave, Cabinetry with plenty of shelves, self-closing drawers and all the meticulous slide-outs and extras added. Also a Huge 8' Island that seats up to four people with outlets installed to charge your devices. This Kitchen is fully loaded and has a tons of Cabinet Space with all the bells and whistles.

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Pantry

- - Custom Built Large Pantry with Custom Access panels to Utilities.

Master Suite and Bathroom:

Beautiful Large Cathedral Ceilings Vaulted with Tons of Light. A huge Master "Her" Closet which has been customized with Shelves and Rods. A large "His Closet as well with custom shelves and rods.

· Attached to the Master Bedroom is also an enormous Master Bath including double sinks for both him and her with a center vanity, a stand-alone Hard Fiberglass tub, an 7' master shower with Quartz Bench seat, Custom Glass doors, Rainfall Shower fixture, and a separate toilet room with lock door for privacy.

- Fan light Combo Venting System
- 2 GFI outlets for Vanity
- Bluetooth Connection for Streaming to Light System
- Recessed Lighting
- Custom Glass Doors
- Kohler Sinks and Fixtures
- Hard Vinyl Stand Alone Designer Tub
- 2 Large Bathroom Windows
- Larger Medicine Mirror Cabinets
- Body Mirror
- High Windows

Second Floor Bathroom

- Double Sink and Vanity – All Kohler Fixtures
- Fan light Combo Venting System
- 2 GFI outlets for Vanities
- Bluetooth Connection for Streaming to Light System
- Recessed Lighting
- Sconza Lighting
- 1 Large Bathroom Windows
- 2 Large Medicine Mirror Cabinets
- Full Bath with Storage Cutout.
- Large Cabinetry.

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1st Floor Bathroom

- 30 inch Farmhouse Sink Vanity Combo
- Fan light Combo Venting System
- 1 GFI outlets for Vanities
- Bluetooth Connection for Streaming to Light System
- Recessed Lighting
- Sconza Lighting
- 1 Large Bathroom Windows
- 1 Large Medicine Mirror Cabinets
- Full Bathroom Shower
- Glass Shower Doors
- Installed Rods

Other Bedrooms

Large Bedrooms with Double-Door 8' Closets / Rod and Shelf.

Second Floor Laundry Room:

- Electric Washer
- Gas Dryer
- Custom Rod and Shelf installation
- Ceramic Tile Floor
- CO Detector

Front Yard:

- Front Cement Porch with Bordered Blue Stone and Two Columns.
- Porch Fan for Cooling.
- Custom Built Garden with Access Bridges and Decor
- Huge Cement Driveway which can fit up to 6 cars.
- Remote Garage Port – 1 Car access.
- 3 Security Cameras
- PVC White Fencing around perimeter
- Beautiful Recessed Lighting featuring all the beautiful details of the home at night
- 4 Exterior GFI Electrical outlets on a switch for your holiday Lights and Décor.
- Huge Walkway access to front door.

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Back Yard Paradise for the Kids and Adults to enjoy including:

- Custom Deck 12x15 with plenty of room for Tables and Chairs
- Jacuzzi with Privacy Wall – Custom built.
- Outside Sconz Lights and Floodlights.
- Custom Built Fence Pet Run Access on side of the home.
- Playground for the Kids
- Zip line Installed in Yard with Access Platforms for the kids
- Custom Built Standing Flower planter 4x8
- Custom Flower Bed.
- 8x10 Utility Shed
- Hose Access Rear Yard and Front Yard
- Privacy with no other homes behind you.
- Easy walkable access around the home on a paved and accented walkway.
- 4 Exterior GFI Electrical outlets for Lights, Décor, or Entertainment.
- Motion Sensor Lights on Switches.
- PVC White Fence around entire home.
- Access to Yard utilizing three different Exterior Doors.

Safety & Security:

- Keyless Pad Entry Access
- 12 Hard Wired Security Camera Surveillance System Installed in the Interior and Exterior of Home
- Simply Safe System Partially installed and extras available.
- Hard Wired Smoke Detector and CO detectors
- Fire Extinguishers installed on walls of home.
- Handrails for Staircase 1st Floor and to Basement Access.
- Lights and Motion sensors around the entire home.
- Doorbell

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Construction Details:

- Approximately 3000 sq. Ft' of living space, not including the Garage, Basement, and Attic.
- Lot size: 7500 SF
- Rebuilt 2018, original footing 1952
- Section 50 BLOCK: 239 LOT: 18 ZONE RES – B
- Gas
- Electric
- Oak Hardwood Floors 1st and 2nd Floor
- Recessed Lighting and Fixtures
- Three Full Baths
- One Stand Alone Tub in Master Suite
- Glass Bathroom Doors (2) Baths
- Porcelain Tile, Ceramic Tile, Granite Tile, Glass Tile, Decorative Stone Tile, Quartz and Granite in Bathrooms, Kitchen, Laundry Room and Mudroom.
- New Construction, Frame
- Reinforced Steel Columns
- Vinyl Siding
- Drywall
- Façade
- Brick
- Cement
- Asphalt Architectural Shingles
- Blue Stone
- Sand Stone

Other Convenience:

- Second Refrigerator and Kitchen Cabinetry setup in the Garage
- Second Floor Electric Washer and Gas Dryer Hookup.
- Huge Attic Storage Space with Access ladder from the second floor Hallway
- Huge Unfinished Basement for Storage and easy access to all utilities.
- Great Schools, Access to Grocery and Convenient Stores

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Utilities & other

State of the Art Instant Hot Water Heater - Rinnia Tankless Gas Instant Hot Water Heater - Direct Vent System.

Rheem Forced Hot Air and Central AC Combination System. 1st and 2nd Floor Central AC - 2 zones and Thermostats, (2) Rheem - 4 Ton Condenser Units outside the exterior home.

Energy Efficient Star Rated Home with Climate Efficient Spray Foam installation.

Foam Sprayed and Sealed Basement, Interior Walls and Attic meeting 99% Energy Efficiency Codes.

All plumbing is updated Using PECS, Very Limited Copper if at all at Fixtures.

200 Amp Electrical Service. Grounded.

Optimum Cable lines and Phone lines Pre-Installed in every room of home.

Two Locations Pre-installed in home for Router Internet Access 1st and 2nd Floor

Town of Hempstead Water

National Grid - Gas

PSEG - Electric

95% Pecs Installation

Kohler Toilets & Pumps

Pre-Installed Sump Pump ejector System - Not being used.

Convenience:

North Merrick School District! Bellmore-Merrick Central High-school District, walk to grocery, restaurants and 24/7 Convenience stores, close to all parkways, close to LIRR, Colleges & storefronts. Huge customized front and back yard with plenty of parking and storage, All New and customized. See details of this dream home.

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