

437 TROUT ROAD

BATAVIA





ROOM DIMENSIONS

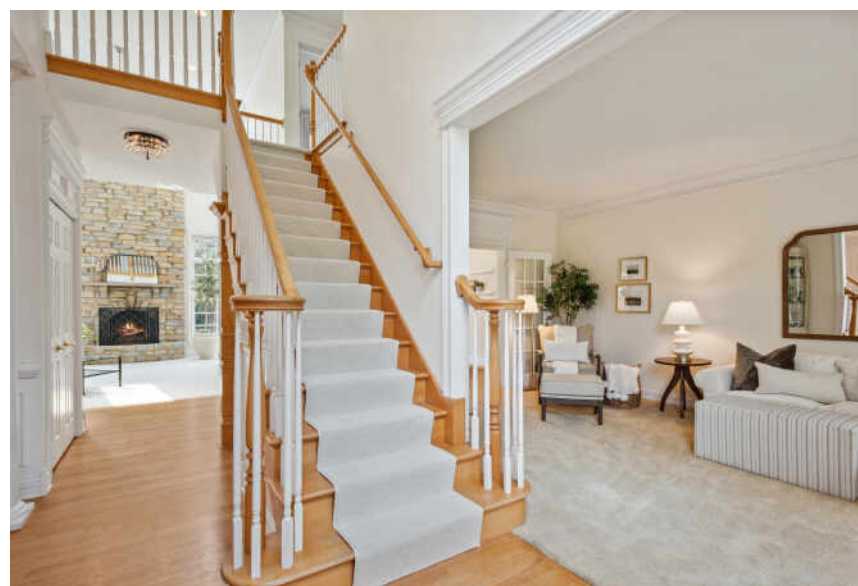
- LIVING ROOM : 17' × 13'
- DINING ROOM : 12' × 13'
- BUTLER PANTRY : 5' × 5'
- FAMILY ROOM : 20' × 15'
- KITCHEN : 24' × 13'
- LAUNDRY ROOM : 11' × 5'
- MASTER BEDROOM : 19' × 14'
- 2ND BEDROOM : 12' × 13'
- 3RD BEDROOM : 13' × 11'
- 4TH BEDROOM : 13' × 11'
- OFFICE : 14' × 13'

4 BEDROOM

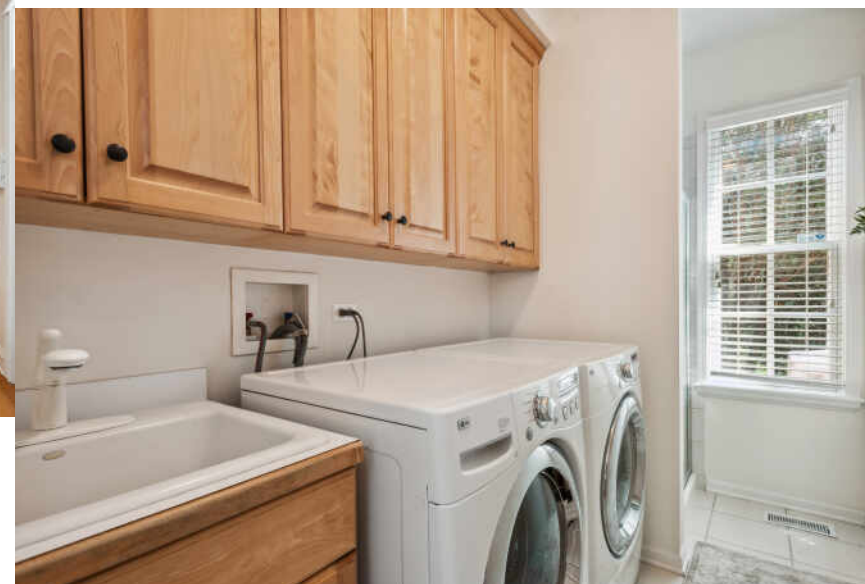
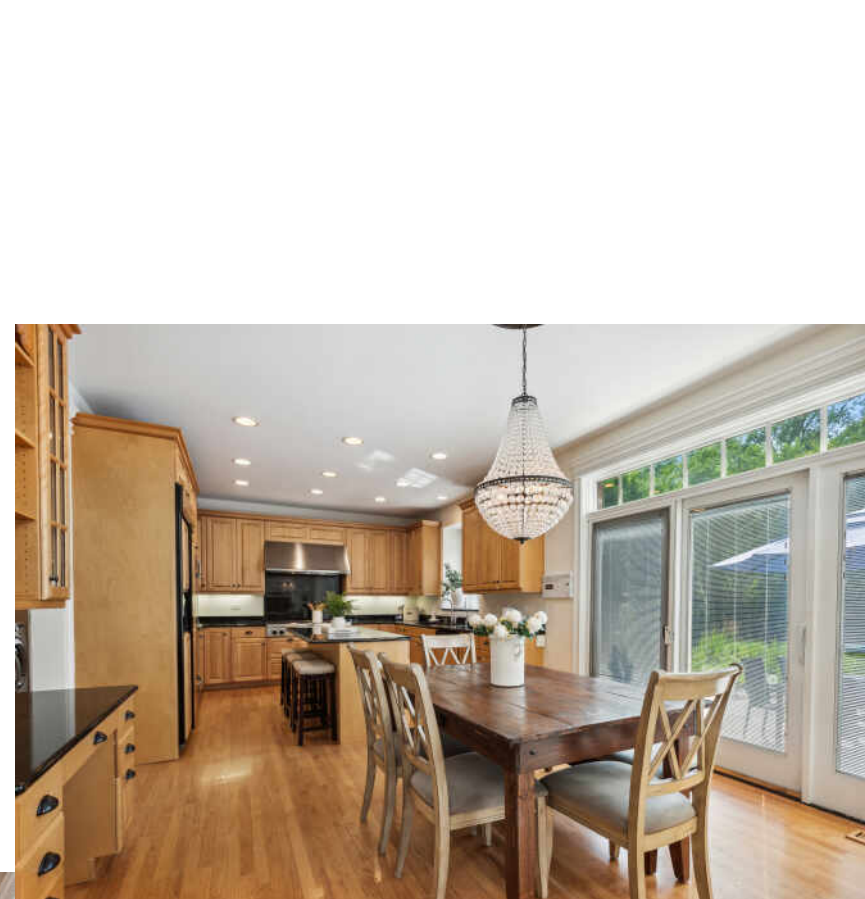
3.1 BATH

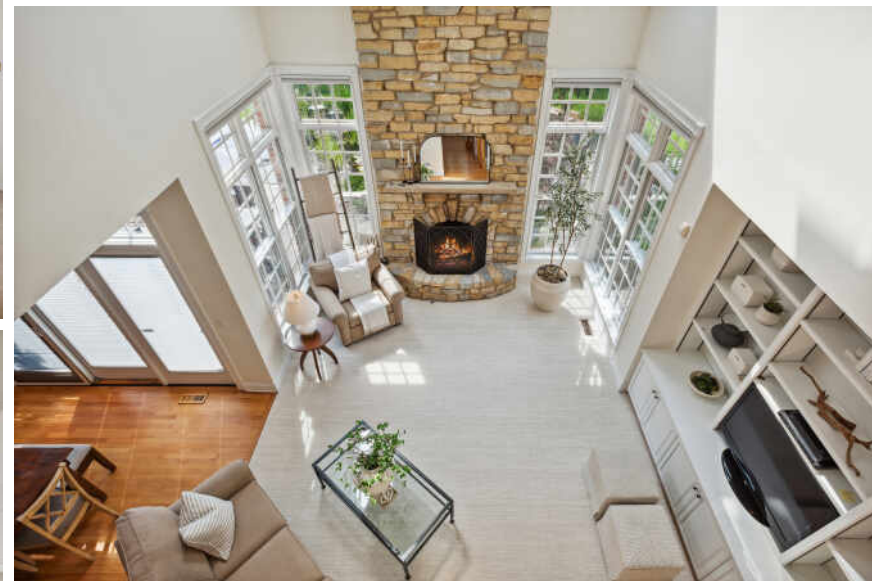
TAXES: 13,059.50

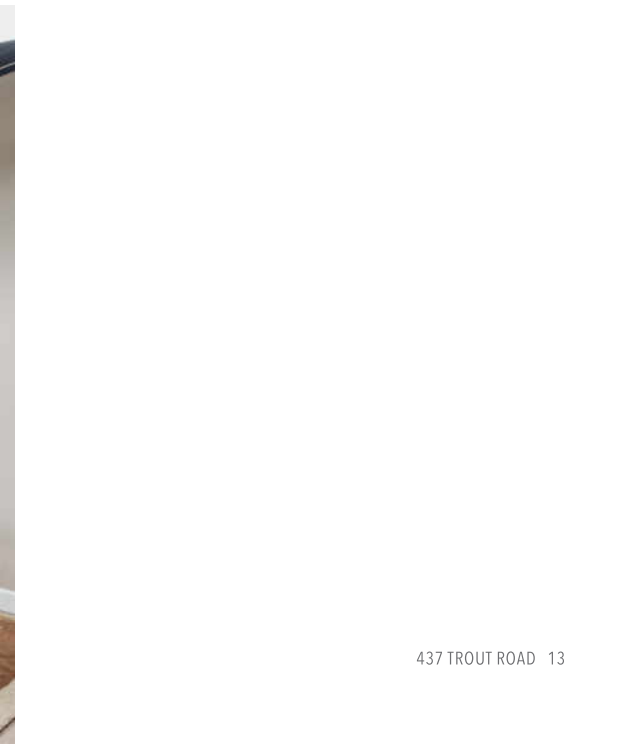
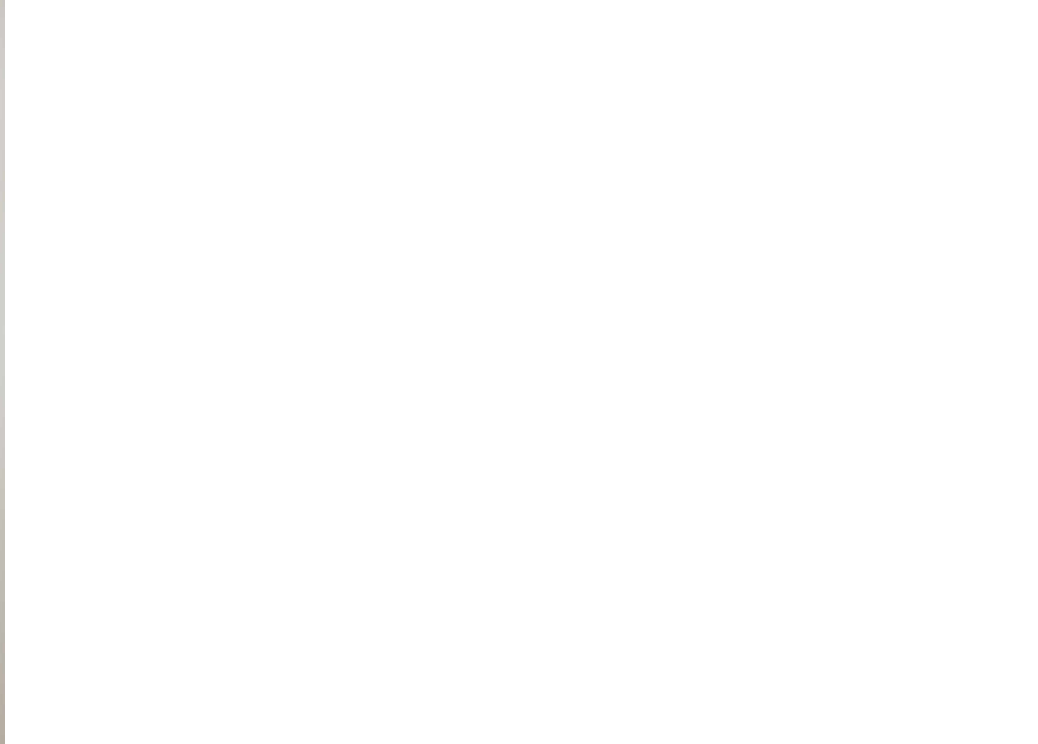
Welcome to this truly remarkable all brick home that combines elegance, functionality, and natural beauty. This 4 bedroom, 3.1 bath, all-brick residence is nestled in a serene neighborhood and is set on a stunning fully fenced lot with a beautiful pond and waterfall feature providing serenity and privacy. Spanning an impressive 3200 square feet (above grade), this home boasts an additional 1000 square feet of finished living space in the basement (with radiant heat flooring), offering ample room for relaxation, entertainment, and versatile use. The entire interior of this home is bathed in a white, light, and airy palette, creating an inviting atmosphere that effortlessly blends modern aesthetics with timeless charm. The open floor plan accentuates the sense of spaciousness, enhanced by soaring ceilings and expansive windows that frame fabulous outdoor views. The master suite is a true sanctuary, featuring custom finishes, trayed ceilings and a warming towel drawer in the master bath-a perfect touch of luxury. The heart of the home lies in its custom cabinetry and meticulous attention to detail. The kitchen is a chef's dream, offering both functionality and style. The first-floor laundry room includes a shower for washing your furry friends, ensuring that every member of the family is catered to. Family Room and finished area in basement (with radiant heat flooring) both have fireplaces to enjoy a cozy evening with loved ones. Basement has a rough-in for potential additional bath as well. Other features of the home include hardwood flooring, gorgeous custom millwork, beautiful light fixtures, new carpet, whole house vacuum system, newer roof and skylights, soaring windows and ceilings, custom light fixtures and so much more! The fully fenced backyard is a peaceful oasis with pond feature, waterfall and bridge - a picture perfect backdrop for relaxing evenings or entertaining! Located in the highly sought-after Grace McWayne Elementary School district, this property offers exceptional educational opportunities for families. In addition, you'll appreciate the convenience of being near shopping centers, restaurants, and the countless attractions the Fox Valley area has to offer. Don't miss this beauty!















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