



127 BRIAR HILLS CIRCLE • SPRINGFIELD

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SARITTE HAREL
TEAM BRINGING PEOPLE HOME

127BRIARHILLSCIRCLE.COM

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Welcome to your dream home! Spread across 3 levels, this 3-bedroom 2-bath home, where wood floors seamlessly flow from room to room, is move-in ready and boasts updates throughout its inviting open floorplan.

As you enter through the welcoming two-story foyer you'll be greeted by the sun-drenched living room featuring an oversized picture window. Entertain with ease in the formal dining room, open to both the kitchen and living room, offering serene backyard and pool views.

The newly renovated kitchen is a chef's delight, complete with a breakfast bar and stainless-steel appliances. The ample cream-colored cabinetry is beautifully complimented by the stunning stone-tiled backsplash, tiled floors, granite countertops and copper sink.







Venture to the second floor, where you'll discover three generously sized bedrooms with ample closet space. The primary bedroom features multiple window exposures and an extra-wide fully outfitted closet. The new hall bathroom boasts a glass enclosed tiled shower/tub, vanity with granite countertop and an LED vanity mirror with anti-fog technology.

Descend downstairs to find the bright and airy walk-out ground floor family room, featuring recessed lighting, new wood flooring and access to the patio and backyard oasis. Indulge in luxury in the new ground floor full bath, boasting a copper sink, blue-green tiling, a glass-enclosed shower, and another LED vanity mirror.

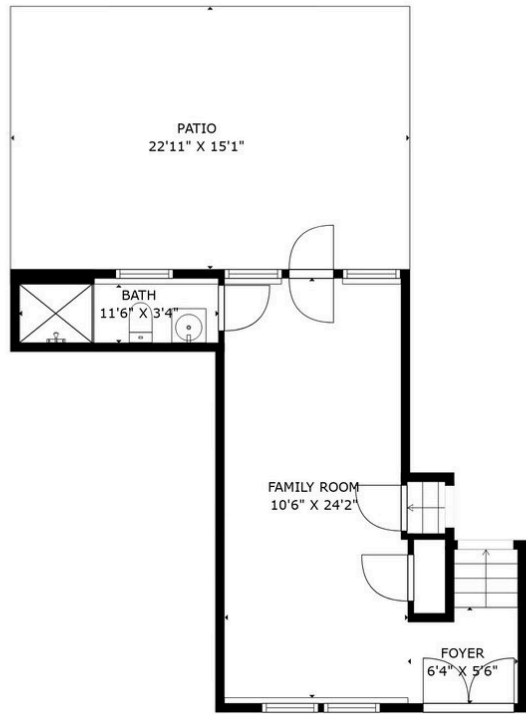




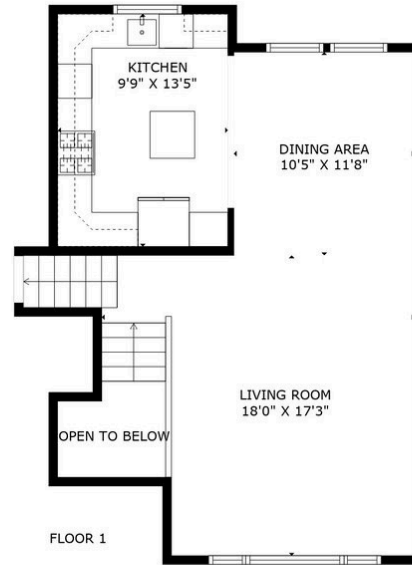
The unfinished basement with a laundry area and plenty of storage space is easily finished to suit your needs. Additional features include cast iron baseboards, central AC and a whole house generator hook-up for peace of mind.

Step outside and unwind in the tranquil fully-fenced backyard, where you'll find a sprawling patio and a stunning saltwater pool, enveloped by lush, expertly manicured grounds. Elevate your outdoor enjoyment with a Marygrove retractable awning adorned with LED lighting, along with integrated smart LED lights illuminating the home's front exterior. A one-car garage, double-wide paved driveway and large shed adds practicality to the luxurious living experience.





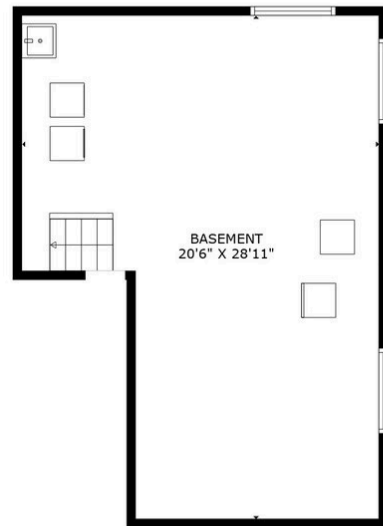
GROUND LEVEL



FLOOR 1



FLOOR 2



BASEMENT

FLOOR PLAN

PARTICULARS

- Custom home on a quiet street
- 3 Bedroom, 2 full bath
- 3 finished levels
- 0.23 acres
- Exceptionally manicured grounds
- Serene backyard with large patio and pool
- 0.4 miles to Irwin playground and recreation fields

HIGHLIGHTS

- Move-in ready & updated throughout
- Sun-filled open floor plan
- Wood flooring throughout, tiled kitchen and bathrooms
- Welcoming two-story foyer with coat closet
- Sun-drenched living room with oversized picture window
- Formal dining room open to kitchen and living room with backyard and pool views
- Newer kitchen with stainless steel appliances, built-in microwave, trash compactor, ample cream colored cabinetry, copper sink, granite countertop, stone tiled backsplash and eat-in breakfast bar
- Bright and airy walk-out ground floor family room with recessed lighting, new wood flooring and access to patio and backyard
- Ground floor full bath with copper sink, blue-green tiling, glass enclosed shower, grey tiled flooring and LED vanity mirror with anti-fog technology
- Spacious primary bedroom with multiple window exposures and extra wide reach-in fully outfitted closet
- Two additional generously sized bedrooms located on the second floor
- Hall bathroom with glass enclosed tiled shower/tub with shower niche, granite vanity countertop, LED vanity mirror with anti-fog technology, tiled flooring, Kohler sink and Kohler toilet

- Unfinished basement with laundry area and plenty of storage space. Easily finished
- Cast iron baseboard
- Central AC
- Heat: Hot water/baseboard
- Easy NYC transportation: 114 bus stop at end of street & SH train jitney with parking at the Springfield pool
- Whole house generator hook-up

EXTERIOR

- Serene fully-fenced backyard with a spacious patio and salt water pool
- Mature, professionally landscaped front and rear yard
- Marygrove retractable awning with LED lighting
- Built- in smart LED lights on the front perimeter of the home
- 1 car attached garage
- Double wide paved driveway
- Large storage shed
- Exterior: vinyl siding
- Roof: Asphalt

IMPROVEMENTS

- Newer interior doors 2017
- Newer interior light fixtures 2017
- Newer kitchen 2017
- New bathrooms: 2020, 2022
- New fully out-fitted primary closet 2022
- New wood floors in family room 2024
- New front door with smart door lock keypad 2022
- Newer PVC fence 2017
- Newer pool 2017
- New salt water system for pool 2022
- New retractable awning 2023
- Newer exterior vinyl siding 2018
- New built-in exterior smart LED lights 2024
- New exterior accent stone 2023
- New front windows 2021
- Newer irrigation system 2019
- New garage door and opener 2023



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