MAIN-LEVEL OWNER'S SUITE

Sherwood pond

AN EDDY HOMES COMMUNITY

(M) Furnished Model | ● SOLD | ● Homesite Reservation | ● Quick Move-In Home | ● Not Available

328 MAID MARION LANE, MCMURRAY, PA 15317

Move-in Ready: $774,899 | 4 bedroom | 3.5 bathroom | 2-car attached garage | Peters Township School District

This open and airy floorplan, expertly designed by Eddy Homes (& newly completed in March 2024) is ready to bring simplicity to your life! With a luxurious owner's suite, study, laundry room & powder room all conveniently located on the first floor, everything you need is right at your fingertips, while still offering two spacious guest bedrooms and full bath on the second floor.

The expansive gourmet kitchen with an island overlooking the dining area & great room makes hosting friends & family a breeze, and the stone fireplace, vaulted great room, hardwood floors & exquisite quartz countertops are sure to impress! Retreat to a generous finished walk-out lower level, complete with rec room, additional bedroom, full bath and storage area or relax on a quiet covered patio. Stroll along the sidewalks throughout the community and take in the serenity of this one-of-a-kind low-maintenance community in a location that truly can't be beat.

- Low-Maintenance Community
- Hardie Siding, B & B and Stone Exterior
- Pella Windows
- 9' First Floor Ceilings
- Tray Ceiling in Study & Master Bedroom
- Hardwood Floors: Entire 1st Floor

- Premium Craftsman Interior Trim
- Premium Rustic Staircase
- Hardwood Stairs w/ Carpet Runner
- Signature Mudroom Built-ins
- Premium Rustic Fireplace w/ Stone to Ceiling Surround

- Premium Kitchen Layout
- Quartz Countertops Throughout
- Gourmet Kitchen Island
- Tile Kitchen Backsplash
- Premium Samsung Stainless Steel Kitchen Appliances

- Ceramic Tile in Laundry Room
- Luxury HVAC & Electrical package
- Finished Lower Level w/ Rec Room, Bedroom & Full Bath
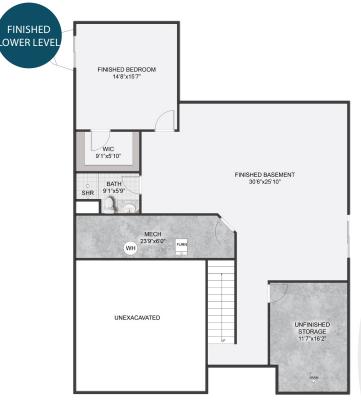- Partial Side Walk-out Lower Level
- Rear Covered Patio

EDDY HOMES

EST. 1971

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THE GILFILLAN FLOORPLAN

328 Maid Marion Lane, McMurray, PA 15317

FIRST FLOOR

RECESSED TRAY CEILING

MASTER BEDROOM
15'11"x13'5"

COVERED PATIO
12'0"x12'0"

SHR

MASTER BATH
9'7"x8'7"

CLOSET

FP

BREAKFAST
10'6"x13'1"

GREAT ROOM
14'5"x19'2"

WIC
11'10"x6'0"

REF

BUILT-IN

LAUNDRY
7'10"x5'11"

MUD ROOM
7'7"x6'1"

KITCHEN
10'6"x12'6"

PANTRY

CLOSET

DN

GARAGE
19'11"x19'7"

DRAIN

UP

FOYER
11'8"x19'10"

PWDR
4'7"x6'5"

STUDY
10'6"x10'5"

PORCH
9'8"x3'10"

DROPPED BOX TRAY CEILING

SECOND FLOOR

OPEN BELOW

BEDROOM 2
15'11"x9'11"

BEDROOM 3
10'5"x17'0"

WIC
10'7"x6'8"

HALL BATH
8'11"x4'11"

DN

HALL
6'4"x11'8"

CLOSET

OPEN BELOW

FINISHED LOWER LEVEL

FINISHED BEDROOM
14'8"x15'7"

WIC
9'1"x5'10"

FINISHED BASEMENT
30'6"x25'10"

SHR

BATH
9'1"x5'9"

MECH
23'9"x6'0"

WH

FURN

UNEXACAVATED

UP

UNFINISHED STORAGE
11'7"x16'2"

DRAIN

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Schedule your personalized tour:
888-805-EDDY (3339)
sherwoodpond@eddyhomes.com

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*Images used for illustration purposes, exterior renderings may vary