

3000 Beals Branch Drive – Cherokee Gardens



FRENCH PROVINCIAL

Timeless Design...

Exquisite Architecture...

Prestigious Location...

*Experience the **vast open floor plan** of this spectacular home consisting of 3,770 finished square feet, including four bedrooms and three and one half baths. This two-story, **luxury custom-built home** sits on one of the largest corner lots having the highly sought after **Cherokee Gardens** address. The property is partially wooded and includes a running stream at the front of the property with a **meticulously landscaped terrace** overlooking.*

*Architecturally designed and constructed by the **Louisville Building Company**, this **grand home** includes all of the modern amenities you have come to expect, presented in a unique and opulent manner. Home and room descriptions are further identified inside...*

Joe Hayden, Realtor

502-641-3776

www.joehaydenrealtor.com

www.expertrealestatelouisville.com



3000 Beals Branch Drive – Cherokee Gardens

Great Room

Spacious and light-filled, ideal for entertaining with unlimited options for decorative furniture arrangements.

- Includes a Wood Burning Gas Fireplace, decorated Mantle and Hearth
 - Hardwood Floors and Crown Molding
- Five sets of French Doors that open up to both the front Terrace and the rear Stone Patio, three sets of the doors being arched Mahogany with true divided lites
 - Other features include columns with archways, arched cased openings, chandeliers, and bullnose rounded wall corners

Sunroom

This conservatory-designed space with 14 windows is ideal for a Sunroom, Sitting Room, or Reading Room. An arched entry way and French Doors open up to the Stone Patio and exterior Fireplace.

Kitchen

This is a wonderful open space with a 20' ceiling and rough-hewn timber joists exposed.

- Custom Cabinets, with a full service Butler's Pantry and period stainless hardware
 - Stainless Jenn-Aire Appliances are built into the cabinets and paneled over
 - Carrera Marble Countertops
 - A custom hand-built hood with mantle and spice shelving
- Two oversized windows flood the kitchen with morning light and four arched entryways lead to other rooms of the home
- Also included is an oversized walk-in Pantry and Wrought Iron Balcony overlooking from above

Dining

This dramatic room is open to the other gathering spaces, surrounded by Archways, and designed to accommodate a large dining group.

- Includes Mahogany French Doors that open to an outside ornate Wrought Iron Balcony that is suspended overlooking the stream
 - Extensive Moldings are made part of this room
 - The room features a 1930's style Schonbeck Crystal Chandelier

Joe Hayden, Realtor

502-641-3776

www.joehaydenrealtor.com

www.expertrealestatelouisville.com



3000 Beals Branch Drive – Cherokee Gardens

Foyer and Entry

The Foyer boasts a very large, double-height invitation space with a full wrap around Wrought Iron Balcony and Landing.

- This space showcases floor to ceiling ornate Bookshelves and ornate hand built Newel Posts
- The front entry doors are arched French Mahogany with true divided lite
 - All door hardware is Antiqued Rubbed Bronze
 - A large Schonbeck Crystal Chandelier ordains this space

Master Bedroom and Bath

The Master Sleeping Quarters are spacious in size with views of the rear property and Stone Patio.

- 8' French Doors lead you into the Bathing area where you are surrounded by an oversized 4x6, pearlized Whirlpool tub, a very large walk-in Shower with multiple Heads, and classic Subway Tile on the floors and walls
- The Master Bath also includes a double sink Vanity with an additional sitting Vanity, oil-rubbed bronze plumbing fixtures and enclosed Elongated toilet
 - The attached Master Closet is expansive with extensive Shelving

Additional Main Level Rooms

Additional rooms or space on the first level include...

- Two and a half car Garage with enlarged Country French Garage Bay Door, Cabinets, Shelving and Maintenance Counter in the Garage
 - Powder Room with Pedestal sink, Elongated Toilet and special order Wallcoverings
 - Large Pantry and additional Closets
 - Privacy enclosed Terrace with extensive landscaping and sitting areas
 - Stone Patio with Outdoor Fireplace

Upper Level Family Room

This space is as large as the Great room and can be utilized for multiple services.

- This oversized room includes a Closet, multiple Casement Windows, Casework for a Media Center, and French Doors with a Wrought Iron Balcony overlooking the Kitchen.

Joe Hayden, Realtor

502-641-3776

www.joehaydenrealtor.com

www.expertrealestatelouisville.com



3000 Beals Branch Drive – Cherokee Gardens

Upper Level Bedrooms and Baths

Two additional Bedrooms are very large with lengths up to 18'. They accommodate walk-in Closets and have their own adjoining full Bathrooms. All Bedrooms are set up for Cable, Phone and Ceiling Fan units.

Additional Upper Level Rooms

Additional rooms or space on the second level include the Laundry Room with Wall Shelving, Office or Fourth Bedroom, Balconies surrounding the Open Foyer, and Plant Shelf.

Additional Features

- 1,073 Square Feet Basement, partially finished
- All front façade Windows are open out Casement with turn style operators
- Also includes extensive Recessed Lighting, Dual Furnaces and AC Units, Programmable Thermostats, Humidifier, Extensive Telecommunications Wiring
- Extensive Trim Carpentry, Crown Molding throughout, and Wainscoting
 - Exterior façade and Landscape Lighting
 - Lighted Stone Bridge at the creek

Joe Hayden, Realtor

502-641-3776

www.joehaydenrealtor.com

www.expertrealestatelouisville.com

