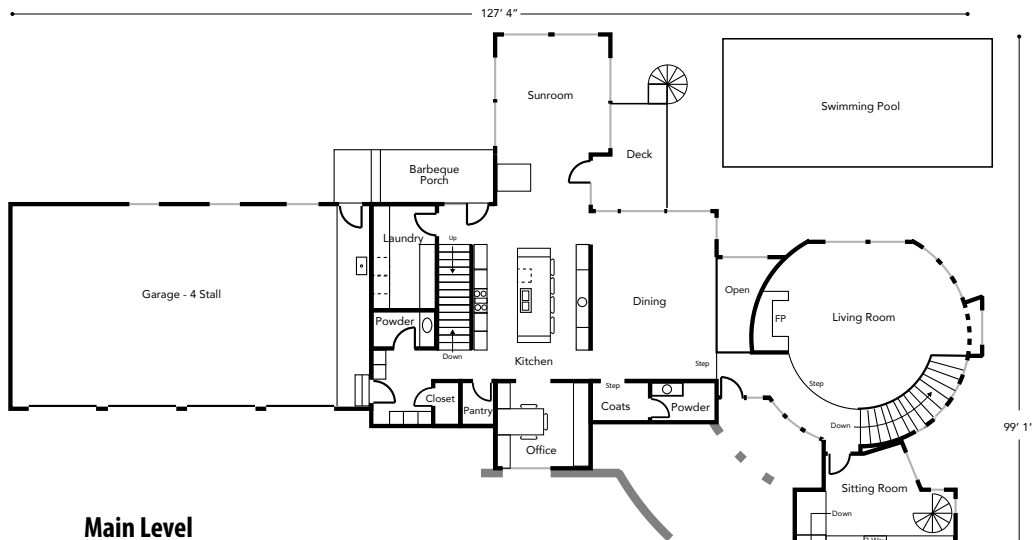


## The Really Cool House at 4534 Old Grand River Trail in Catamount





**Main Level**

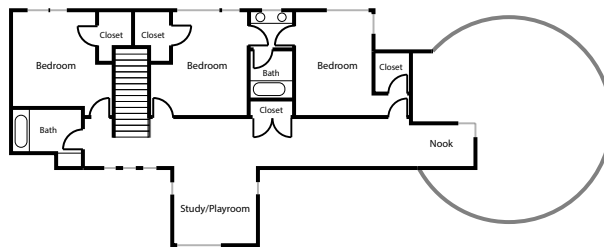
## Main Level

The focal point of the main level is the dramatic round living room which soars a full two stories high. In every direction there is visual interest. Huge windows frame the view into the surrounding woodland. A curved staircase to the lower level set off by stainless steel accents acts as a piece of functional sculpture. A massive limestone fireplace anchors the scene.

Flanking the living room is the incredible master wing which features a cozy sitting room that shares a two-sided fireplace with the bedroom area. The bedroom has a stunning arched ceiling and walls lined with built-in storage units. The bath is an architectural gem with a back-lit mirror wall, cantilevered jetted tub, and concrete countertops.

The central area of the main level is open and inviting. The dining area which is adjacent to the front entry overlooks the lower level and the back yard. In the kitchen there are three parallel work surfaces beautifully finished with cherry cabinetry and Juperana Gold granite countertops. The appliances are high-end SubZero, Viking, and Gaggenau.

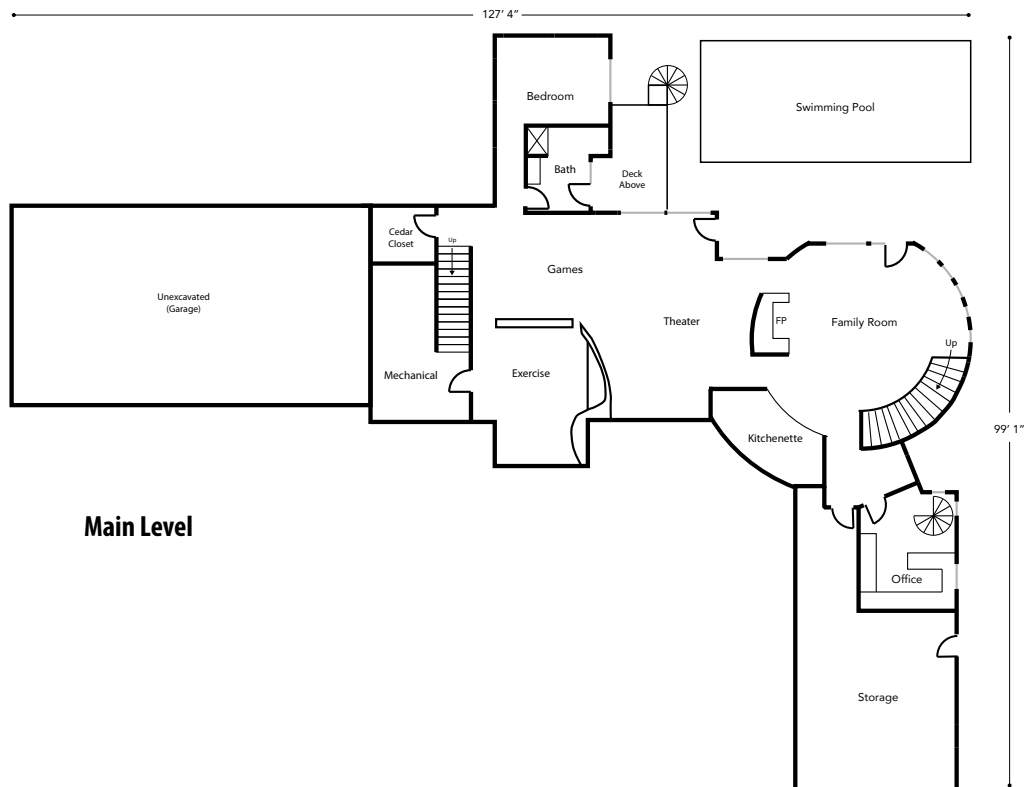
Rounding out the main level are a spacious sunroom offering 360-degree views, a large, conveniently located laundry room, two half baths, an office/work center, and an awesome four-stall garage.



**Upper Level**

## Upper Level

The upper level features three bedrooms. Two bedrooms share a full Jack-n-Jill bath. The other has direct access to the full bath at the end of the hall. There is a central study area or playroom with panoramic views of the front yard. And at the end of the long hallway is a special reading nook that cantilevers over the living room. At Christmas time this is a popular perch to look down on the decorations below.



**Main Level**

## Lower Level

With a full walkout orientation on the northern and western faces of the house, nine-foot wall heights filled with windows, and in-floor radiant heat, the lower level of the home feels nothing like a basement. Three interior staircases connect the lower level to the main level. Highlighted by the sweeping curve of the hardwood stairway descending from the front entrance and living room into the family room, the lower level features several distinct activity areas. A large office with exquisite built-ins and serene views will inspire great thoughts. The family room and kitchen/bar area work together to offer a tremendous, casual entertaining space in all seasons. In the center of the space is a unique built-in home theater flanked by game tables and an exercise room with floor-to-ceiling mirrors and a small dance floor.

The lower level also features a guest bedroom with a great view of the swimming pool plus a full bathroom accessible from inside and out. The space is completed by two large rooms for storage and mechanicals plus a cedar-lined closet for off-season clothes storage.

## General Information

- Situated on a 1.4 acre wooded lot in the Catamount development, one of the premier communities in greater Grand Rapids
- Conveniently located within minutes of Forest Hills Schools, Knapp Corners, Celebration Village, Meijer Gardens & Sculpture Park, Siedman Park, Roselle Park, the Ada Bike Trail network, Amway, Northeast GR Medical Office complexes
- Exterior finishes: Cedar board & batten siding (repainted 2012), natural Chilton stone, DryVit synthetic stucco
- Extensively landscaped with native annuals & perennials, tiered gardens, stone wall koi pond with fountain, underground irrigation system
- Four stall attached (heated) garage with circular asphalt driveway and parking area
- Sycamore hardwood floors throughout main level
- 8' solid wood interior doors with Valli & Valli hardware
- Site-built cabinetry with built-ins in most rooms
- Custom stainless steel and glass throughout
- Three high efficiency forced air furnaces equipped with central air conditioning and humidifier
- Reverse osmosis water purification system
- Large capacity water softener/filter
- Two 50-gallon gas hot water heaters
- Whole house Elan stereo system
- Vantage lighting control system
- EPS security system
- Three fireplaces - gas
- Central vacuum

## Finished Square Footage

- Lower Level: 2444
- Main Level: 3277
- Upper Level: 1406
- Total: 7127

## foyer

- Presents guests with a dramatic entrance into the home via a covered slate porch accented by a stone wall fountain spilling into a koi pond
- Solid walnut and mahogany 8' entry door with contemporary chrome door pull
- Formal powder room with concrete and stainless steel vanity
- Walk-in coat room
- Gorgeous sycamore hardwood flooring

## living room

- Spectacular two-story living room boasts a circular design with an open sycamore & stainless steel staircase descending to the lower level
- Impressive floor-to-ceiling windows offer a wonderful view of the wooded surroundings and flood the room with natural light
- Sleek limestone-faced fireplace with realistic 30" gas logs

## dining room

- Large formal dining room is situated between the living room and kitchen for a central location
- Contemporary, multi-lamp chandelier
- Stainless steel and glass rail overlooks the family room below with an accent wall perfectly situated for a modern piece of art

## kitchen

- Gourmet custom kitchen is anchored by Crystal cherry cabinets with rollout shelves, built-in organizers, glass fronts, and stainless steel hardware
- Santa Cecilia granite countertops and Cobalt blue glazed tile backsplash
- Stainless steel commercial grade appliances including 36" Viking dual fuel range with griddle, Best stainless range hood, SubZero side-by-side refrigerator/freezer, Gaggenau dishwasher, built-in Panasonic microwave, HD television
- Center island provides seating for four
- Wet bar includes bar sink, under-counter refrigerator, wine cooler, display cabinets, and ample storage
- Walk-in pantry closet with shelving
- Adjoining home office with built-in desk and cabinets
- Sycamore hardwood flooring







### **gathering room**

- Main level location off the kitchen, perfect for family meals, quiet reading, or TV watching
- Windows on three sides provide a panoramic view
- Built-in entertainment center
- French doors open to the main level deck overlooking the swimming pool

### **master suite**

- Huge main level master retreat with an adjoining sitting area and spiral staircase to the lower level office
- Step-down bedroom area has a barrel-vaulted ceiling, built-in entertainment center, and a two-way see through gas log fireplace with electronic remote control
- His and hers walk-in closets with organizers
- Private luxury bathroom equipped with a two-person whirlpool tub, oversized ceramic tile shower with body sprays and art glass accent window, twin sink vanity with concrete top, huge back-lit mirror, heated tile floor

### **additional bedrooms**

- Three upper level bedrooms all feature charming decor, views, plush carpet, built-ins and walk-in closets
- One additional guest bedroom on lower level
- All bedrooms have direct access to adjacent full bathrooms

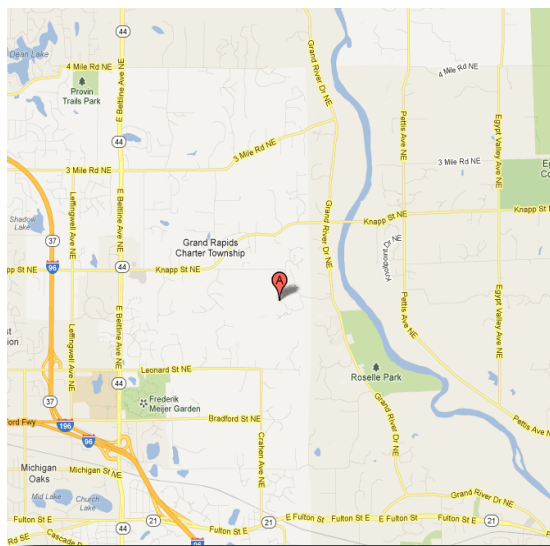
### **family/rec room**

- Huge walkout level location with areas to relax, entertain, work, exercise, and pursue hobbies
- Auxiliary kitchen with custom cabinets, built-in stainless steel appliances, and ceramic tile floor
- Adjoining office with a built-in maple desk, spiral staircase to the master suite, serene views, and track lighting
- Exercise room with mirrored dance wall and hardwood floor
- French doors to the pool and patio area
- Unique limestone surround on gas log fireplace

### **swimming pool**

- Custom 20' x 40' in-ground pool with low-maintenance stainless steel sides, high-efficiency natural gas heater, in-floor cleaning system, electrically controlled retractable cover, fiber optic lighting, and stereo system

### **location**



The Catamount neighborhood offers an ideal combination of privacy and convenience. Less than two miles to Knapp Forest Elementary, Forest Hills Eastern High School, Meijer, D&W, Celebration Cinema, and PF Chang. Downtown GR is an easy 15 minute drive.



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