

Welcome to

1003 Berkeley Road  
Westover Hills



Presented By:  
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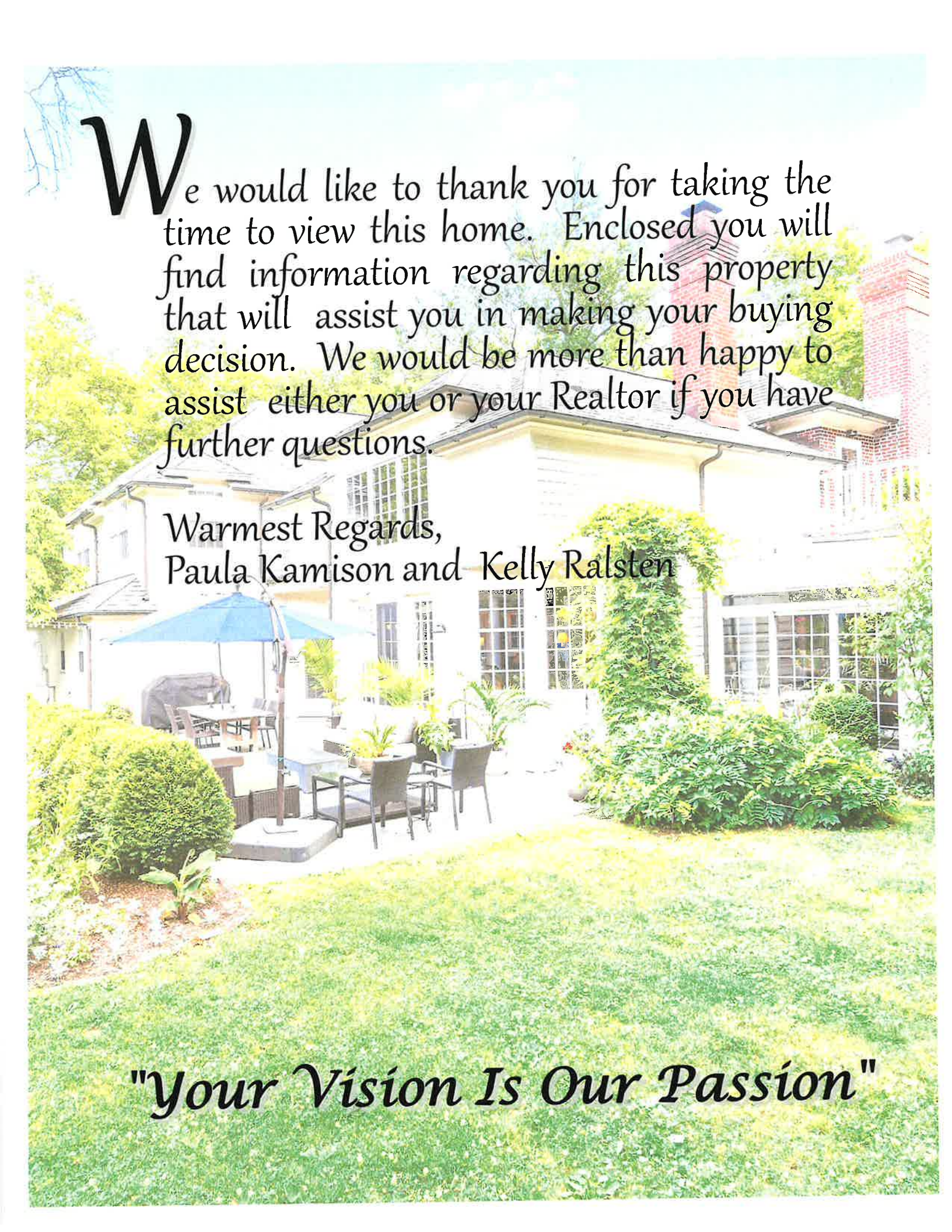


EQUAL HOUSING  
OPPORTUNITY



**Patterson  
Schwartz**

REAL ESTATE



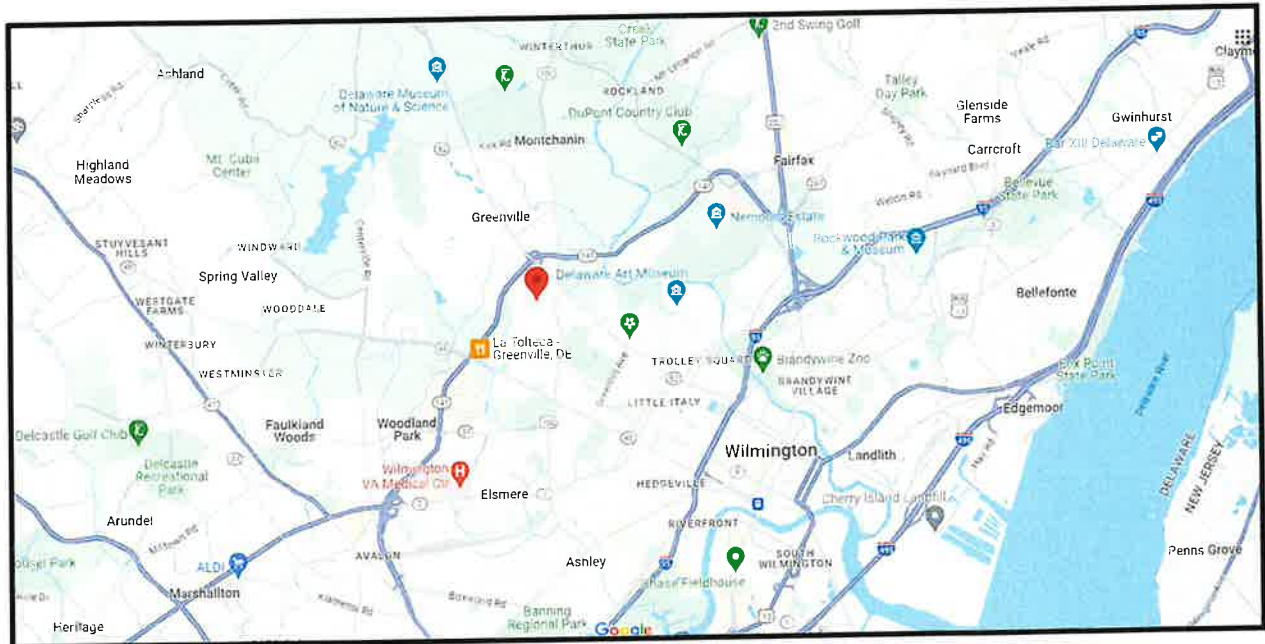
**W**e would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

Warmest Regards,  
Paula Kamison and Kelly Ralsten

*"Your Vision Is Our Passion"*

# Welcome

Welcome to 1003 Berkeley Road in the highly desirable neighborhood of Westover Hills. This beautiful brick Colonial home was built in 1945 and is situated on one of the admired streets in the neighborhood. The lot is well landscaped with established shrubs, plentiful perennials and mature trees which create a peaceful, private yard. The stately home features Foyer, Living Room, Dining Room, Family Room, Kitchen, Office, two Powder Rooms on the First Floor, Laundry Room, Sunroom, five Bedrooms and four full Bathrooms, and a two car turned Garage. Well An addition to the original home added space for the two story Family Room, and expanded the Kitchen space.

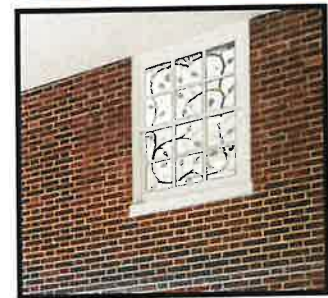


Westover Hills is well located in Greenville, northern New Castle County. It is just minutes from Downtown Wilmington, I-95, train stations, airports, hospitals, schools, shopping and entertainment.

# The difference is in the details

Expert craftsmanship & the highest quality materials are used throughout this home:

- Interesting architectural and design details from the original build including ivory button in newel post (tradition to mark paying off the mortgage!)
- Refined trim and molding throughout
- Decorative glass windows set in original brick wall
- Exquisite light fixtures including crystal tear drop chandeliers
- Gourmet Custom Kitchen with tile floors and backsplash, quality appliances, granite counters
- Gleaming hardwood floors
- Two Fireplaces
- Slate Patio



# Make an Entrance



Drive down Berkeley Road, under the amazing canopy of stately trees, to arrive at this gracious home. The slate walkway leads to the grand front door entry with pilaster sides and pediment top. Welcome to the Foyer with marble tile floors, wide trim and hanging light fixture.



# Gracious Living Spaces



Enter this gracious home through the Foyer and to the main hallway. You will notice gleaming hardwood floors, extensive trim including wide base trim, dentil crown moldings and arched doorways with curved trim. A turned staircase leads upstairs and is accented with a classic tear drop crystal chandelier.



# Living Room



The Living Room is spacious and light filled with hardwood floors, dentil crown molding and chair rail trim. The gas Fireplace features granite surround and custom wood mantle. The Living is open from hallway to Family Room.



# Dining Room



French doors open to the Dining Room with hardwood floors, chair rail and crown molding trim, and decorator chandelier with ceiling medallion.





# Gourmet Kitchen



From the tile floors up to the recessed lights, this custom Kitchen is well designed and crafted with quality materials. There is an abundance of space for food prep, storage, organization and entertaining. Custom cabinetry features warm wood with mocha glaze and some roll out cabinets. The custom tile back splash is highlighted by the under cabinet lighting. The island is topped with granite, with and includes undermount sink and built-in wine racks. Quality appliances include Jenn Air gas stove and oven, Kitchen Aid French door refrigerator, Maytag dishwasher and Kitchen Aid built-in microwave oven.

# Heart of the Home



The open floor plan combines Family Room and Kitchen spaces. Top photo shows view from Family Room to expanded table area and Kitchen beyond. The lower photo shows view from Kitchen through to table area, Family Room and doors to Patio.



# More than just a Kitchen



Expanded counter space creates Breakfast Bar. The Office windows open, and that versatile room can be used for serving or staging when entertaining.

Pendant and recessed lighting highlights the oversized undermount stainless sink. Service door to side yard and Garage access are on the left side.



# Family Room



A two story addition to the original home creates this expansive Family Room and adds space to the Kitchen.



# F Family Room



The Family Room features hardwood floors, built-in cabinetry, wood burning Fireplace, and ceiling fan with light. Glass doors open to the sizable slate Patio.



# Office



Adjacent to the Kitchen is a cozy Office, with built-in cabinets and bookshelves. A wall of windows looks out to the Kitchen and Family Room.



# Sunroom



The Sunroom floods with natural light, inviting the outdoors in through walls of windows and glass doors. This bonus space features tile floor, custom built book shelves and cabinetry, ceiling fan, and mini split HVAC unit. Sliding glass doors open to a lovely sunken garden and backyard beyond.



# F First Floor Extras



The spacious Laundry Room/Mudroom has tile floor, recessed lights, cabinets, counter space, and a sink. It is accessed from the Garage or the Kitchen. The washer and dryer are included. A second staircase to the basement is located here. There are two Powder Rooms on the first floor.





# Up to the Second Floor



A beautiful curved exposed wood staircase with balusters leads to the upper level, showcasing a crystal tear drop chandelier. There is a double door storage closet in the hallway. Five Bedrooms and three full Bathrooms are on this level, including a sixth bedroom, serving as a sizeable, additional closet for the Primary Bedroom.

# Primary Bedroom Suite



The Primary Suite is spacious and comfortable, with hardwood floors, recessed lights, closet and built in desk. French door opens to a private balcony and the adjacent bedroom has been converted to a sizable closet.



# Primary Bedroom Suite



The sumptuous Bath features a large jetted tub, surrounded with Corian, a shower with glass door, and vanity with two sinks and Corian top. There is recessed lighting and ceramic tile floor.



Adjacent to the Primary Bedroom is a huge walk in closet that was originally Bedroom Six.



# Primary Bedroom Suite



A private balcony is accessed from the Primary Bedroom, the perfect spot for enjoying morning coffee, while overlooking the beautiful yard and gardens below.



# Bedroom Two



Bedroom Two is a charming room located at the top of the stairs. It features curved wall, wide base trim, decorator light fixture and mirrored door closet.



# Bedroom Three



Bedroom Three features dormered ceiling with wooden nailer beam, hardwood floors, and two double door closets.



# Bedroom Four



Bedroom Four features vaulted ceiling, hardwood floors, and a double door closet.



# Bedroom Five



Bedroom Five features dormered ceiling with wooden nailer beam, hardwood floors, and two double door closets.





# Second Story Extras



In addition to the Primary Bathroom, there are two additional full Bathrooms on the second story.



# Lower Level



The expansive Lower Level of this home contains abundant spaces for storage, a workshop, craft room, or play areas. There is a large Utility Room and a full Bathroom on this level.



# Step Outside



A service door from Kitchen opens to the side yard. The two car turned Garage and sizeable driveway provide ample parking.



# Beautiful Outdoor Spaces



This home is situated on a large, fenced lot with level open spaces as well as a surrounding buffer of deciduous and evergreen trees for beauty and privacy.



# Entertaining Spaces



Host gatherings in your secluded backyard featuring a slate patio, beautiful plantings and gardens, perfect for entertaining family and friends.



# Quiet Spaces



Enjoy some quiet time, bird watching or a yoga session at the peaceful small pond with fountain or the sunken garden just outside the Sunroom.

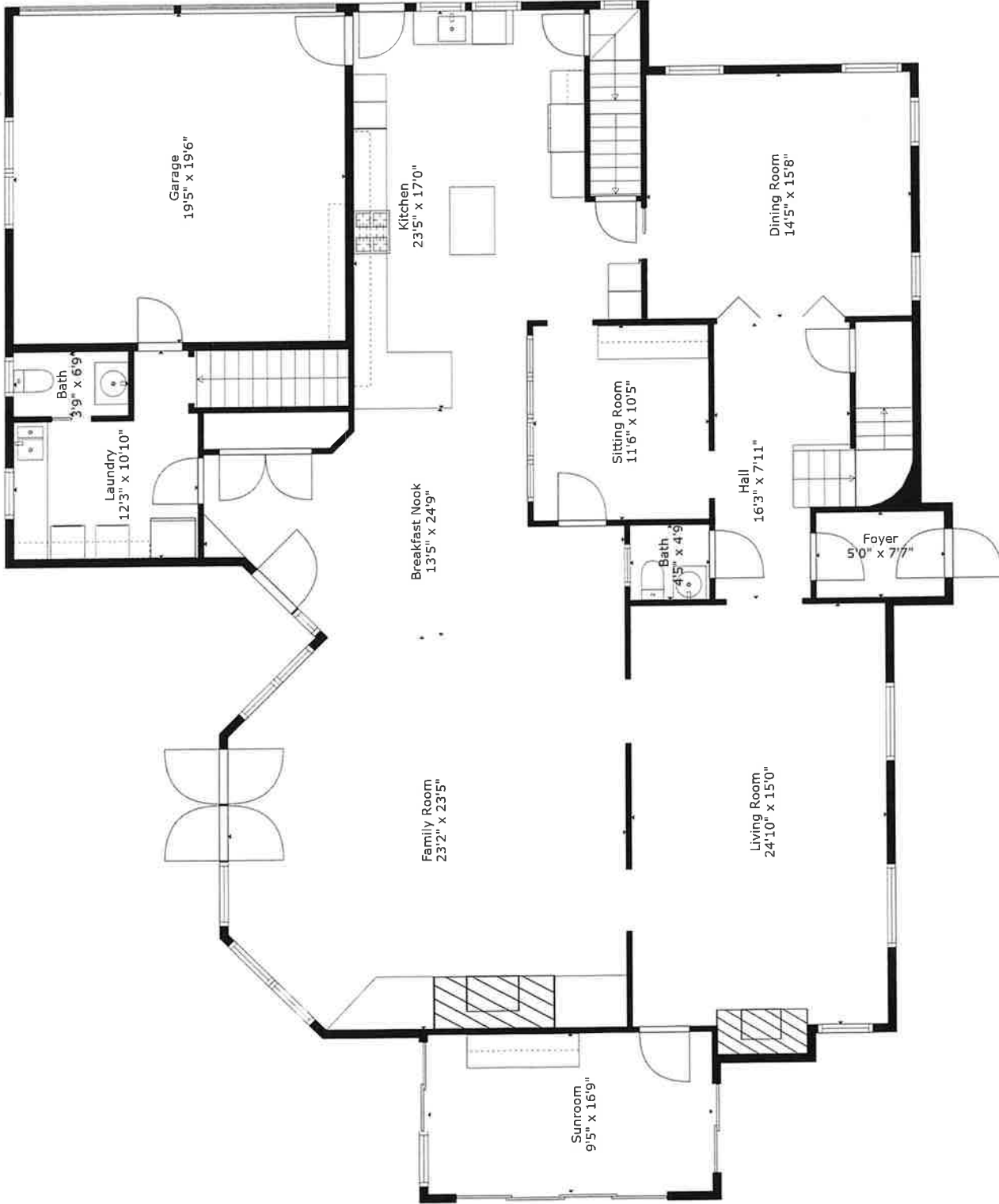


# Home Systems

- Located on beautiful street in prestigious Westover Hills neighborhood, .58 acre lot
- Westover Hills section C website: [westoverhillssectionc.com](http://westoverhillssectionc.com)
- Six bedrooms, four full and two half baths Colonial style brick home with two story addition
- 5 HVAC systems:
  - 2 for the first floor—gas forced-air heat and electric central air
  - 2 for the second floor— electric heat pumps
  - 1 mini-split heater and air conditioning in Sunroom
- Generac generator
- AO Smith 74 gallon water heater
- 5 sump pumps
- Radon mitigation system
- Rainbird watering system
- Security system in place not currently used
- Slate Roof with 50 year shingle and brass gutters
- 2-10 Home Warranty will be provided



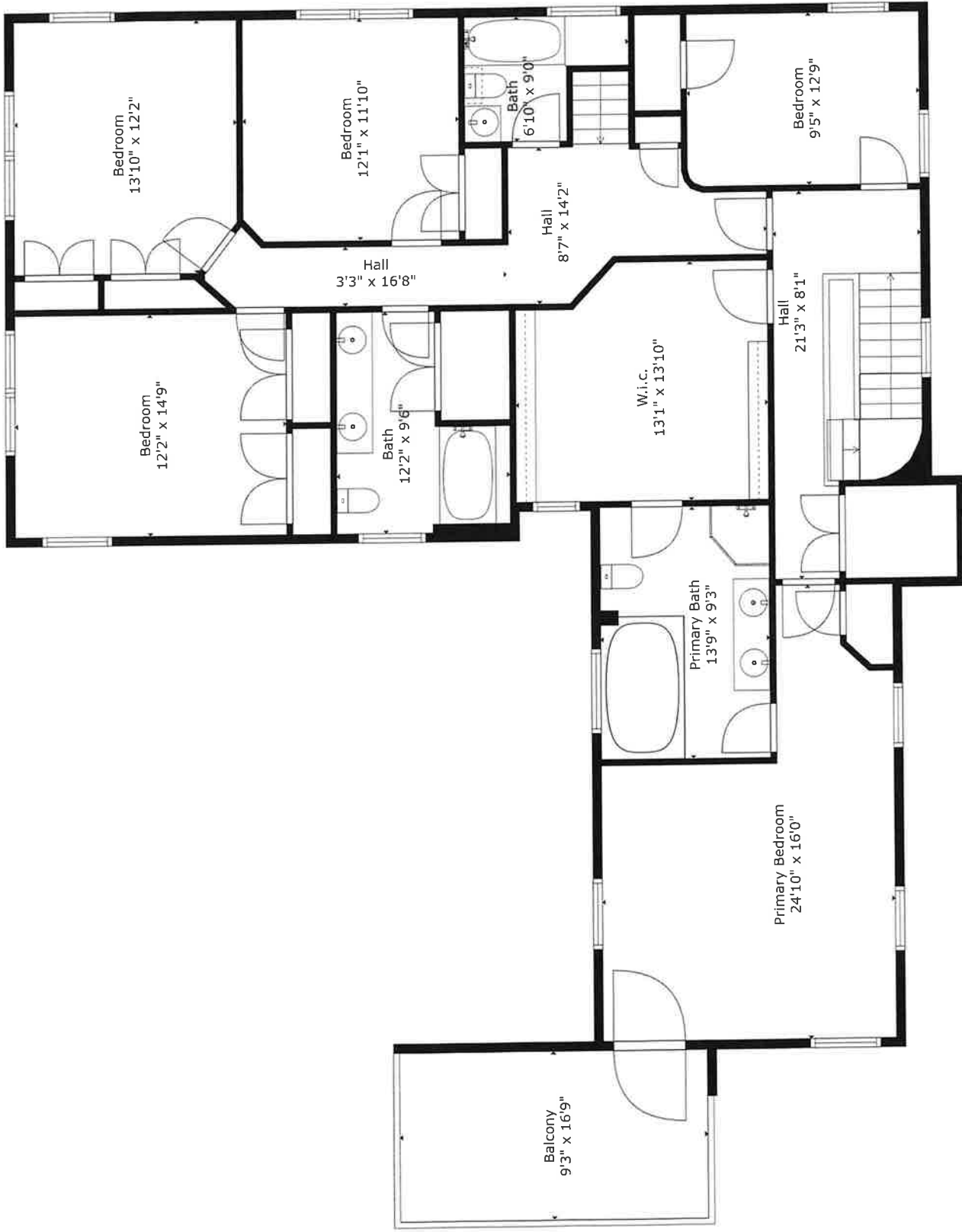




**TOTAL: 5031 sq. ft**  
 BELOW GROUND: 0 sq. ft, BELOW GROUND: 714 sq. ft, FLOOR 3: 2464 sq. ft, FLOOR 4: 1853 sq. ft  
 EXCLUDED AREAS: STORAGE: 304 sq. ft, GARAGE: 378 sq. ft, BALCONY: 156 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



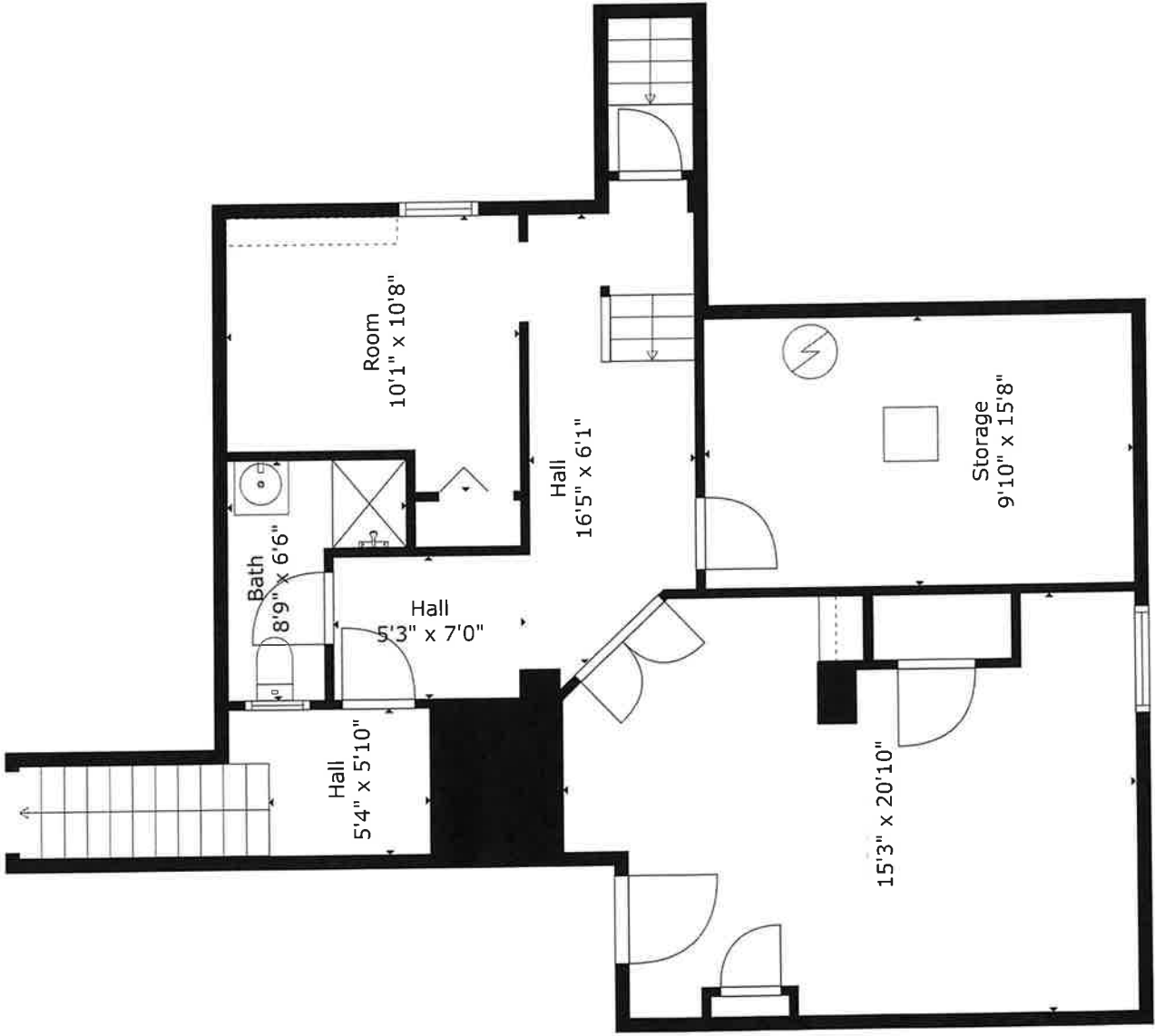


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