

415 Lovett Boulevard E

## Notable Features + Amenities

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### Property Highlights

- Built by Croix Custom Homes
- 3,717 interior square feet
- 2,254 square foot lot
- Elevator access to all levels
- Privately gated with controlled access
- Front yard with gated entry
- Second-floor living designed for seamless entertaining
- Fourth level patio with balcony (approx. 484 sqft)
- Custom blackout window treatments
- Three fireplaces featured in the living room, primary bedroom, and outdoor patio
- Elegant exterior lantern lighting
- Located in coveted community of Cortlandt Manor
- Zoned to Baker Montessori Elementary, Gregory-Lincoln Middle School, and Lamar High School

### Interior Features

- White oak wood flooring extends throughout all levels
- Soaring 11-foot ceilings
- Full home LED lighting
- In-ceiling speakers in the living room, kitchen, primary bedroom, and game room
- Stair runners on all floors
- Smart Technology for AC
- Full home monitored remote security to all entry points and front gate
- Fiber-optic internet wiring throughout the home
- First-level mudroom with built-in storage
- Entry foyer with integrated shelving and drawer storage
- Abundant natural light through expansive windows
- Secondary bedroom features newly stained wood flooring, custom built-in desk, and built-in shelving

### Kitchen

- Spacious open-concept kitchen seamlessly connecting to the dining and living areas
- Elegant custom cabinetry with built-ins and ample storage
- Expansive marble island with seating

- Soft-close cabinetry and drawers
- Bertazzoni gas range with vent hood
- Bosch oven and microwave
- Under-cabinet lighting
- Stylish globe pendant lighting
- Spacious walk-in pantry

### Primary Suite with En-Suite Bath

- Remote-controlled gas fireplace
- White oak wood flooring
- Serene spa bath with new matte-finish marble vanity and matching marble flooring
- Oversized glass-enclosed shower
- Custom-designed walk-in closet with built-in shelving
- Well-designed cabinetry with ample shelving and storage

### Game Room

- High-density soundproof flooring
- Kitchenette with beverage fridge and ice maker
- Generous walk-in closet
- Full bath with spacious walk-in shower

### Exterior Patio/ Balcony

- Approximately 484 sq ft of covered outdoor entertaining space
- Gas fireplace for seasonal comfort
- Premium Coyote grill, perfect for hosting gatherings
- Private sauna designed for relaxation and wellness

### Systems & Specifications

- Structural slab
- 3-ton AC and system dehumidifier
- Tankless water heater
- Double-pane, Low-E, gas-insulated windows
- Epoxy garage flooring
- Smart garage opener with quiet belt
- Sprinkler system
- Composition roof