



Howard Hanna Real Estate Services

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## Listed by:



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## 13474 Edgewater Dr, Lakewood, OH 44107



Price:	<b>\$994,900</b>
Type:	<b>Single Family Home</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>4 full, 1 half</b>
Square Feet:	<b>4,316</b>
Taxes:	<b>\$17,476</b>
# Stories:	<b>3</b>
# Fireplaces:	<b>3</b>
Year Built:	<b>1912</b>
Garage Size:	<b>3</b>
Style of Architecture:	<b>Colonial</b>
School District:	<b>Lakewood CSD</b>
Status:	<b>Active</b>
MLS Number:	<b>3196820</b>

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**Directions**

Just East of Homewood.

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**Description**

Once in a lifetime opportunity to own this 2 1/2 acre estate on the lake in Lakewood! Enter into the gracious 26' foyer & you will be awed by the grandeur & quality of this 4300 sq ft home. Enjoy gracious entertaining with 32' formal living room overlooking a reflection pond & beautiful yard on your way to the lake. The grand staircase curves off the foyer in 2 directions and the cherry floors are throughout most of the home. The 32' master bedroom includes a separate sitting area, a fireplace & master bath. Way ahead of its time is the 2nd floor laundry. The lot is already subdivided into 2 parcels if you want to build a new house on the lakefront. You could enter off Cliff Dr w/an established easement. A carriage house at the back of this property completes the picture with a 2 bedroom, 3 car garage structure. New roof in 2010. Don't miss this rare find!

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**Features**

- School district: Lakewood CSD
- Family room is 32.00 x 18.00
- Foyer
- Master bedroom is 32.00 x 18.00
- Bedroom 2 is 18.00 x 16.00
- Bedroom 3 is 13.00 x 11.00
- Bedroom 4 is 24.00 x 20.00
- Dining Room is 18.00 x 16.00
- Kitchen is 14.00 x 13.00
- Living Room is 32.00 x 18.00
- Laundry Room is 16.00 x 8.00
- Library
- Library is 16.00 x 11.00
- Sun Room
- Sun Room is 30.00 x 18.00
- Number of rooms: 13
- Range
- Oven
- Microwave oven
- Dishwasher
- Refrigerator
- Fireplace in master bedroom
- Fireplace in family room
- Fireplace in living room
- Heating: Gas
- Hot water heat
- Window unit air conditioner
- Detached parking
- Garage spaces: 3
- Brick exterior
- Lot acreage is: 2.580
- Waterfront lot
- Lot on or near lake
- Lot has lake view
- Lot has pond
- Eat-in kitchen
- Garbage disposal
- Security system
- Basement
- Finished basement
- Full basement
- Paved driveway
- Public water
- Septic system
- Property style: Colonial

- Formal Dining Room
- Rec Room
- Porch
- Patio