





# 12442 Bluffton Ridge Ct

AT THE BLUFFTONS



-  4 Bedrooms
-  3.5 Bathrooms
-  3106 Square Feet
-  2 Car Garage

**\$1,795,000**



This charming model is part of the signature collection of tailored homes, designed by nationally recognized Allison Ramsey Architects, and individually crafted with an attention to detail all appreciate but few achieve. classical yet contemporary, as if they've been here for generations - and will be for countless to come. Welcome home to The Braddock at The Blufftons! This home is a perfect blend of elegance and comfort. Welcoming front to back foyer, wonderful family room with full masonry wood burning brick fireplace that extends to the fabulous eat-in chef's kitchen with center island featuring Sub-Zero refrigerator, Wolf range, Sub-Zero beverage refrigerator, quartz countertops, and bay window. A walk in butler's pantry features a sink, cabinets, quartz countertops, and more. Lovely and inviting light and bright sunroom that leads to screened porch, and beautiful laundry room. Retreat to your spacious first floor primary en-suite w/ sitting area, walk-in closet, spa like bath w/ soaking tub, shower, double sinks. 2nd floor offers an en-suite bedroom with walk in closet, 2 bedrooms with Jack & Jill bathroom. There's also a 2 story wrap-around porch, wood floors throughout, gorgeous detailed mouldings, high ceilings. Spacious and stunning patio with large painted brick fireplace, covered grilling area, granite countertops, and detached 2-car garage with breezeway.

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## FIRST FLOOR



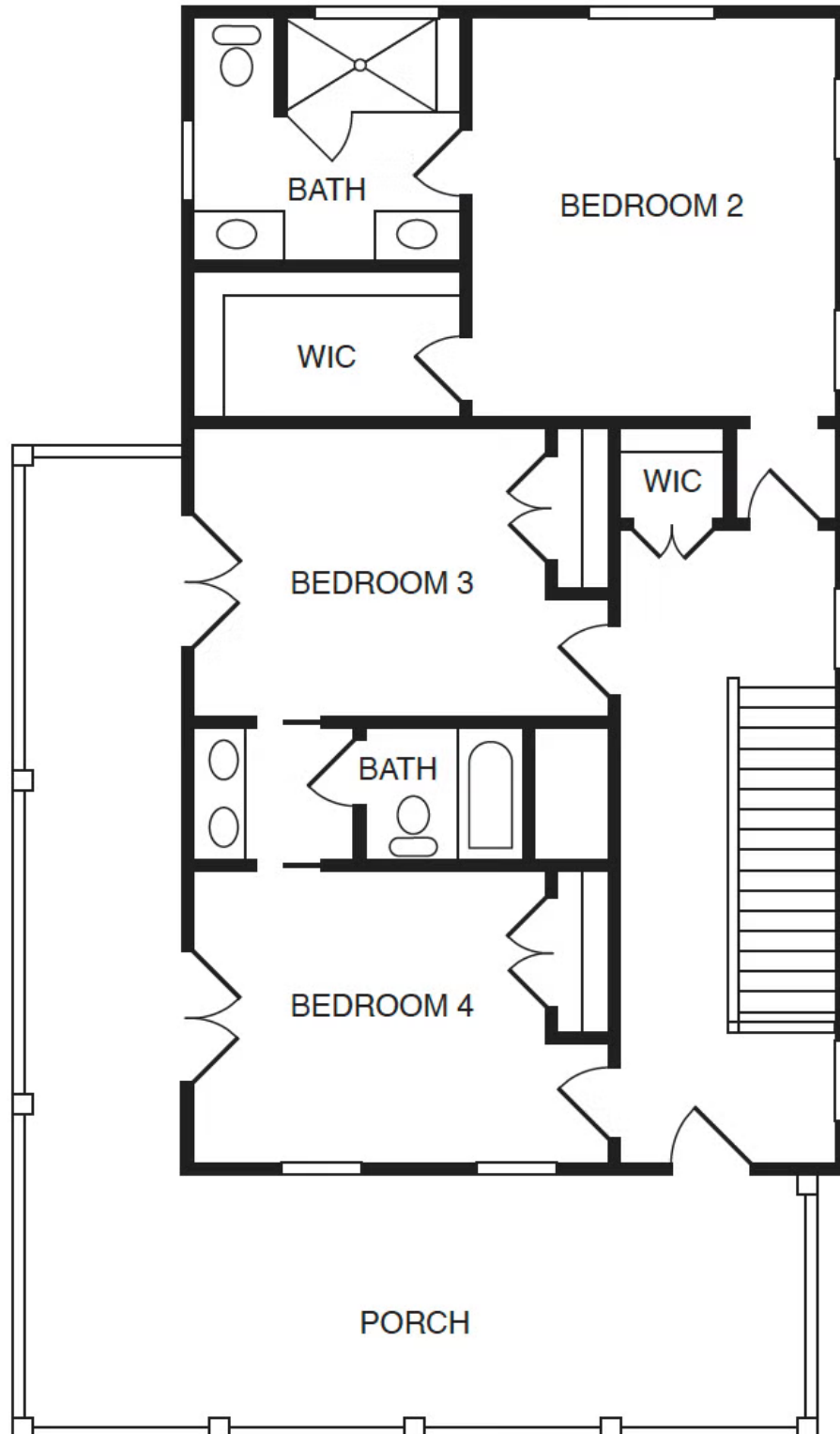
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## SECOND FLOOR



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This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details. Current information as of 18th May 2024