

1130 Three Springs Road

5 Bedrooms | 5.5 Baths | 8,508 Sq Ft (approx.) | 15 Open Acres | Built 2001

HOUSE FEATURES & FINISHES

INTERIOR

- 5 bed, 5.5 bath, traditional floor plan
- Approximately 8,555 sq ft of living space
- Sited and designed to capture stunning views in every direction
- Warm and inviting décor
- Three fireplaces: two gas, one wood-burning
- Hardwood flooring and high ceilings
- Custom Built-ins throughout
- Built in 2001

GOURMET KITCHEN

- Oversized island with granite countertops and custom cabinetry
- Sub-Zero refrigerator (2021)
- GE Monogram 6-burner range, double oven and microwave
- Miele dishwasher (2019)
- Walk-in butler's pantry with custom cabinetry and 2 wine refrigerators (2019)

PRIMARY SUITE

- Main level, spacious, with tray ceiling, crown molding and arches
- New custom automatic window blinds (2026)
- New carpet (2026)
- Walk-in closet with custom shelving
- Bath: marble floor, walk-in tile shower, soaking tub, dual vanity

UPPER LEVEL

- 3 large bedroom ensuites
- Loft flex space
- New bedroom carpet (2026)
- Replaced insulation in attic spaces

LOWER LEVEL

- Private living space, can be finished for multigenerational living, au pair or guest suite
- 9' ceilings and ground-level exterior entrance
- Upgraded home theater system (2021)
- Tile floor; new carpet (2023)
- Workshop with wood room
- Storage and mechanical room, plus 3 unfinished storage rooms
- 2nd laundry hookup for stackable unit (2024)

UTILITIES & SYSTEMS

- 5.0 ton very high efficiency heat pump (2022)
- 2.5-ton high efficiency heat pump (2020)
- 80-gallon electric water heater and gas furnace (2025)
- Central vac
- Two private wells: one for the house, one for irrigation only (easement on neighbor's property; not a shared well)
- Propane: 500-gallon tank (buried and owned) for furnace backup, deck grill hookup, cooktop and gas fireplace logs
- Conventional septic system, hard access (2023)
- Backwash water filtration system (2024)
- Water softener
- Alarm system
- New hardwired smoke and CO detectors (2026)

DETACHED GARAGE & WORKSHOP

- 3-bay detached garage with added door openers (2024)
- Open shed/barn for equipment storage and more

LAND

- 15 open acres, 14 in land use for crops
- Borders Cub Run Creek
- New convenient entrance off Three Springs Road with low water bridge over Cub Run (2024)
- Secondary access/driveway to Lawyer Road

OUTDOOR LIVING

- Jacuzzi spa
- Deck with plumbed gas for grills
- Mature landscaping
- Covered veranda and terrace
- Expansive front porch with wood flooring

EXTERIOR

- Brick
- Architectural shingles and metal porch roof
- Custom locally crafted wood front door
- Gutter guards installed (2025)
- Fresh paint (2026)
- Coming: new stamped concrete front walkway (to be completed November 2026)
- In-ground dog fence