



Eastbrook Manor

Home 11

The Sheena Ann

Enter The Sheena Ann through a leaded-glass entry into its magnificent two-story foyer, illuminated with grace by the beautiful, arched double window and chandelier. Hardwood flooring continues to exude elegance and ease of maintenance. The private living room offers beauty and seclusion for your family and guests. Gather in the great room by the gas-fueled fireplace for family entertainment. The open floor plan enables ease of conversation and entertainment. An abundance of pickled maple cabinets and pantry in the kitchen will excite any connoisseur of fine workmanship. The peninsula and breakfast nook, accented with vaulted ceiling and gentle breezes from the overhead ceiling fan, offer casual dining with easy access to the kitchen.

For formal dining, enter the dining room from the kitchen or foyer. Highlighted with crown molding and fluted door jambs, it is reminiscent of quality and details of days gone by.

The kitchen can be easily accessed from the two-car garage

through the mud room, which features a large closet and low-maintenance vinyl flooring. From the rear hall, enter the powder room, featuring a pedestal sink and octagon window.

Summer enjoyment on the ample-size deck and inviting back yard is yours via atrium doors in the breakfast nook.

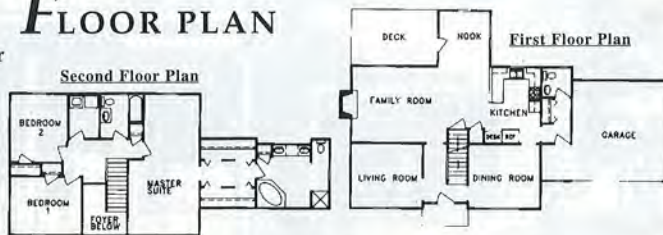
The upstairs has three bedrooms and two full baths. The ease of a second-floor laundry is always appreciated. A secluded master suite features a sitting area lighted by wall sconces. The master bath is tucked away for a private retreat. The gracious corner tub offers elegance and beauty. A private shower and double sinks allow both him and her their own space. Ample his-and-her closets complete this personal get-away.

This 2,200-square-foot home also offers a basement for room to expand as the need arises. This home offers comfort and lasting-quality workmanship for years of enjoyment.

SUPPORT SERVICES BY

- | | |
|-----------------------------|--|
| Decorator: | Culbertson House Interiors, Teresa Huber |
| Window Treatments: | Inside Outlets |
| Wallcoverings: | Culbertson House Interiors |
| Lighting: | Keller Lighting/Shirley Evans |
| Cabinets: | Brower-Pease, Inc., Jeanne Mudd, Cabinets by Merillat |
| Appliances: | Sears Contract Sales/Wanda Tivnan |
| Landscaping: | Donnie Wilson Landscaping |
| Additional Accessories: | Garden Ridge |
| Toys: | Toys R Us |
| Faux Finishes: | Culbertson House Interiors - Teresa Huber, Liz Faith, Sherry Walts |
| Flooring & Wallcovering: | Sherwin Williams |
| Paint/Furniture: | Eagle Color Design, James Wolfe |
| Silk Floral Arrangements: | Silks by Sassy |
| Bath Accessories: | Charlane Bath Boutique |
| Art Work: | Art Finds |
| Patio Furniture: | Home Quarters |
| Specialty Headboards: | Culbertson House Interiors - Don Johnson |
| Electronic Equipment: | Radio Shack, Greentree Mall |
| Stained Glass: | Charlestown Stained Glass |
| Excavation: | Cristiani Excavating |
| Foundation: | Isenberg Concrete Walls, Inc. |
| Concrete/Brick Supplier: | IMI - Joe Grantz |
| Concrete Flatwork: | Marvin Sexton Concrete |
| Framing & Finish Carpenter: | Joe Bates Construction |
| Electric: | Spear Electric |
| Heating/AC: | Elite Heating & Air |
| Shelving/Mirrors: | Sexton Insulation |

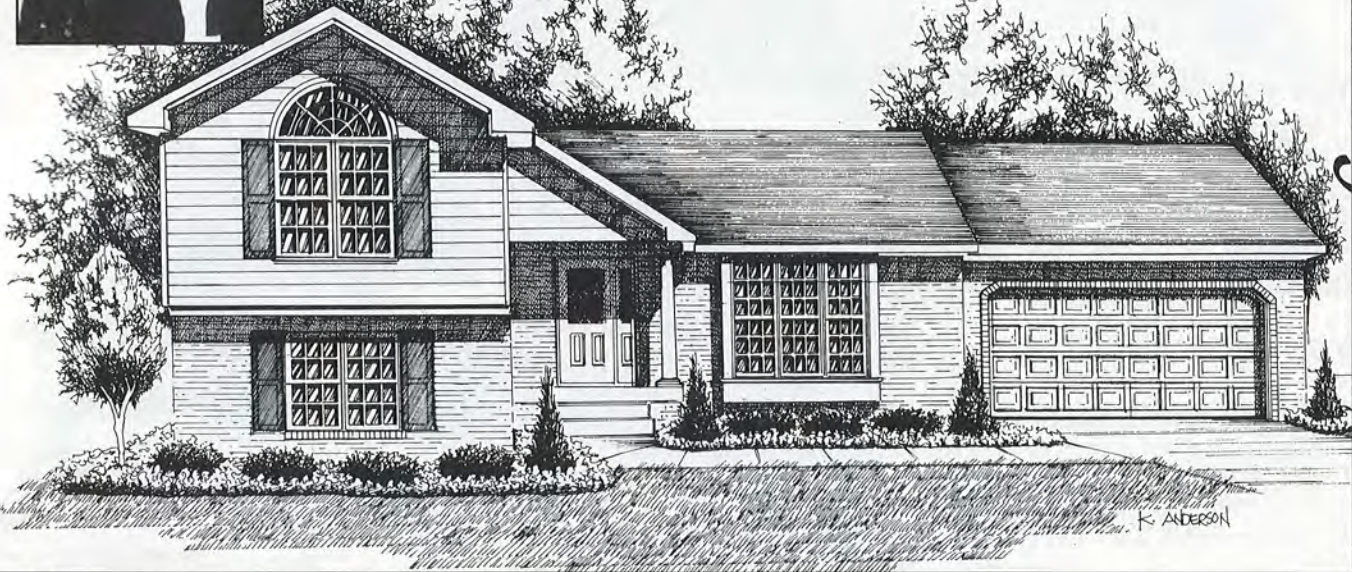
FLOOR PLAN



- Plumbing: Dan's Plumbing
- Drywall: Maynard's Drywall, Inc.
- Painter: Hoosier Professional Coating
- Paper Hanger: Culbertson House Interiors
- Building Materials/Windows: Sellersburg Lumber
- Insulation: Sexton Insulation
- Roofer: Roger Fanning Roofing
- Masonry: David Coe/Wayne Bowman
- Fireplace: Southern Fireplace Center
- Ceramic Tile Installation: Mitchel Rommel Tile Co.
- Siding Installation: Curtis Mitchel/Alcoa
- Overhead Door: Cunningham Overhead Door Service, Inc.

- Financing: Robert Lynn Company, Inc.





The Taylorbrook

You and your family will have room to grow in the Taylorbrook. This quad-level home features vaulted ceilings on the first floor living area. A beautiful formal living room and dining area affords access to one of two exterior decks through the patio doors. With ample cabinet and counter space, including a pantry and desk, the kitchen offers ease of meal preparation and planning. The kitchen is illuminated by a beautiful bay window, which brightens the casual dining area with natural light. The two-car garage is easily accessed via the kitchen.

The upper level features an open hall overlooking the first floor. The master bedroom displays a vaulted ceiling and gracefully arched palladium window. The walk-through bathroom is accessible from the hall or master bedroom. The upper floor is completed with two other bedrooms.

The lower level offers a secluded family room, highlighted by a corner gas log fireplace. This room will delight your entire family. Access

to the lower deck can be found through the atrium doors in the family room. A second bathroom is located off the family room. The laundry room is ideally located. A bonus room on this level will give your family the option of a fourth bedroom, playroom, or study.

The Taylorbrook has an unfinished basement off the lower level for any expansion your family may need in the future.

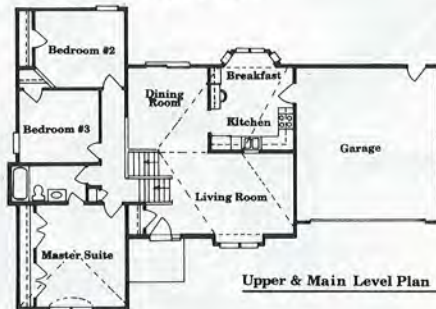
As you can see, this home offers plenty of room for your family to enjoy and all the extra amenities you expect.

SUPPORT SERVICES BY

- Decorator
- Furnishings
- Draperies
- Wallcoverings & Paint
- Flooring
- Wallhangings
- Lighting
- Cabinets
- Appliances
- Landscaping
- Silk Flower Arrangements
- Bathroom Accessories
- Windows/Doors/Lumber
- Gutters
- Siding
- Masonry
- Concrete Flatwork
- Insulation/Shelves/Mirrors
- Plumbing
- Electric
- Fireplace
- Roof
- Foundation
- Painter
- Framing & Finish Carpenter
- Drywall
- Paper Hanger
- Toys
- Concrete Supplier
- Brick
- Heating & A/C
- Garage Overhead Door
- Security Systems
- Longaberger Baskets
- Financing

- Teresa Huber/Culbertson House Interiors
- Hardin Furniture
- Windows by Joy/Teresa Huber
- Sherwin Williams
- Another Carpet Co.
- Dava O'Brien, Independent Contr.
- Home Interiors & Gifts
- Keller Lighting, Shirley Evans
- Brower-Pease Inc., Jeanne Mudd
- Cabinets by Merillat
- Sears Contract Sales, Wanda Tivnan
- Donnie Wilson Landscaping
- Sassy's Flowers
- Charlane's Bath Boutique
- Sellersburg Lumber
- 31-W Insulation Co., Inc.
- Midwest Siding Co.
- Monty Trent Masonry
- Marvin P. Sexton Concrete Constr
- Sexton Insulation
- Fry Plumbing Contractor
- Spear Electric
- Southern Fireplace Center
- Roger Fanning Roofing
- Isenberg Concrete Walls, Inc.
- B & E Painting
- Joe Bates Construction
- Maynard Drywall
- Don Johnson/Culbertson House Interiors
- Toys R Us
- Irving Materials, Inc.
- Modern Concrete
- Elite Heating & Air
- Cunningham Overhead Door
- Creative Concepts
- Donna Shelton, Consultant
- Robert Lynn Co., Inc.

FLOOR PLANS



Marketed by Bill Carl & Sue Coley, Agents
Lynn Realty 812/945-2222



EASTBROOK MANOR

Home 2

We Make House Calls

Complete Interior Design

- * Wallpaper * Carpet
- * Hardwood & Vinyl
- * Faux Finishes * Murals
- * Space Planning

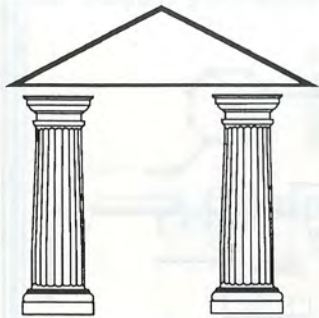


**Teresa Huber ASID Member
Interior Designer**

*Helping Turn Your Dreams
Into Beautiful Reality*



*Quality Design
Superior Workmanship*
Teresa Huber Builder
948-2859



ELITE

**AIR CONDITIONING
HEATING
REFRIGERATION**

**RESIDENTIAL • COMMERCIAL
SALES • SERVICE • INSTALLATION**



**HEAT PUMPS • DUCT WORK
LICENSED • BONDED**

**FREE ESTIMATES
24 HOUR EMERGENCY SERVICE**

RADIO DISPATCHED • QUICK RESPONSE

MAINTENANCE AGREEMENTS • AFFORDABLE PRICES



1611 E MAIN NEW ALBANY

**944-COOL
(2665)**