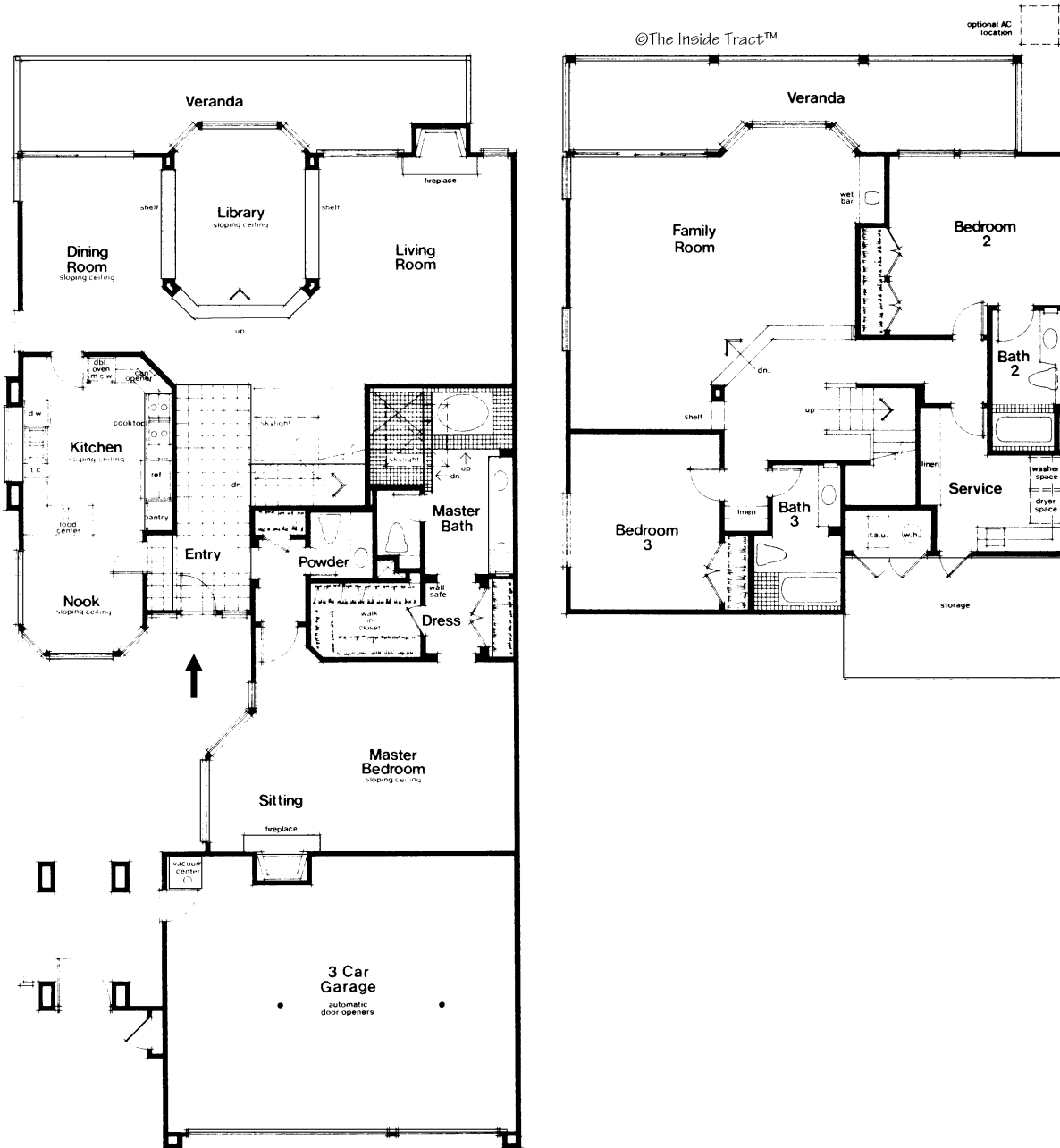


# THE JENNIFER SHAW GROUP

TRUSTED SINCE 1979



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INTERNATIONAL REALTY

# CUSTOM FEATURES AND AMENITIES

39 NORTHAMPTON COURT | BELCOURT HILL | 3 BEDROOMS | 3.5 BATHROOMS | 3,246 SQ FT

## FRONT ENTRY

- Private, gated courtyard entry
- Access to the 3 car garage
- Enter through a stately front door into the foyer

## LIVING ROOM

- Oriented towards the panoramic view
- Oversized fireplace with floor to ceiling surround
- Vaulted ceilings
- Wood flooring

## LIBRARY

- Panoramic views of the city, Catalina, and coastline
- Parquet wood flooring
- Sweeping windows oriented towards the view
- Open to both living room and dining room

## DINING ROOM

- Wood flooring
- Sliding glass doors granting access to spacious balcony view area
- Vaulted ceilings
- Numerous windows allowing an abundance of light

## KITCHEN

- Close proximity to the dining room
- Complete with dining nook oriented towards the lush, private courtyard
- Spacious layout allowing for customized configuration

## POWDER BATH

- Located on the main level
- Wood floors

## MASTER BEDROOM SUITE

- Located on the entrance level
- Spacious room granting an optimum palate to create an individualized space
- Vaulted ceilings
- Windows providing natural light viewing the lush, private courtyard
- Fireplace with floor to ceiling stone surround
- Large walk-in closet complete with safe
- Secondary closet

## ENSUITE MASTER BATH

- Updated with custom stone finishes
- Skylight providing natural light
- Dual vanity sinks
- Oversized walk-in shower
- Freestanding soaking tub
- Private Water Closet

## STAIRCASE

- Voluminous ceilings providing natural light from skylight

## GREATROOM

- Sunset view oriented
- Located on the lower level
- Complete with wet bar
- Light and bright from surrounding windows
- Access to the spacious veranda
- Parquet wood flooring

## SECONDARY BEDROOMS

- Two generous bedrooms located on the lower level
- One with ensuite bath
- One with bath adjacent to room

## LAUNDRY ROOM

- Located on the lower level
- Oversized with plenty of storage
- Direct access to storage area

## STORAGE/BONUS ROOM

- Located on the lower level
- Generous size complete with shelving

## GARAGE

- Three car garage
- Tankless water heater
- Roll-up garage doors
- Storage space

## ADDITIONAL AMENITIES

- All new dual-paned windows throughout
- Recessed lighting
- Tankless water heater
- Air conditioning
- Security alarm system
- Newer furnace
- Roller shades on most windows

## COMMUNITY AMENITIES

- Close proximity to the newly renovated community pool, spa, and entertaining area
- Community landscape to common areas recently completed
- Two gates to access the community
- Intimate neighborhood with 50 residences
- Close proximity to Fashion Island, shopping, dining, medical buildings, beautiful beaches, John Wayne Airport and cultural centers

39NORTHAMPTON.COM



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