



JOHN HOLT, BUILDER LLC
 LUXURY HOMES
 DESIGN-BUILD COMMERCIAL
 CUSTOM RENOVATIONS

403 BRONCO DR., SUITE #1
 BLOOMINGTON, IL 61704
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3 Ann Arbor Court

This Bloomington home recently sold.

Approximate Room Sizes

Dining Room	13' x 15'
Study	14' x 12'
Kitchen	17' x 22'
Breakfast Nook	10' x 14'
Great Room	16' x 18'
Master Suite	15' x 16'
Master Bathroom	17' x 11'
Master Closet	10' x 10'
Laundry Room	9' x 9'
Service Entry	8' x 9'
Bedroom #2	12' x 14'
Bedroom #3	13' x 15'
Bedroom #4	12' x 14'
Loft	12' x 13'
Rec. Room	20' x 18'
Theater Area	14' x 16'
Bar Area	10' x 13'
Bedroom #5	12' x 16'

Square Footage

1 st Floor	2425 sq. ft.
2 nd Floor	1062 sq. ft.
Subtotal	3487 sq. ft.
Basement	1280 sq. ft.
Total	4767 sq. ft.

Lot Size

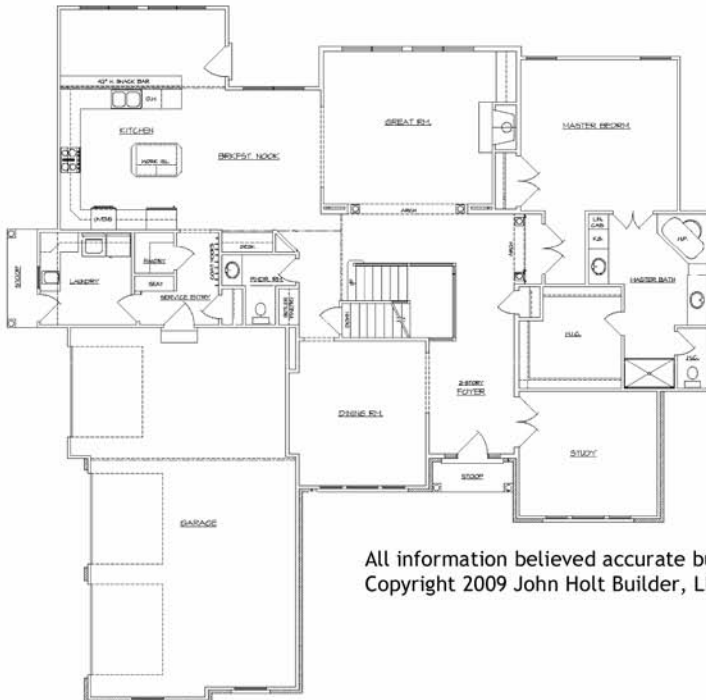
100' x 165'



FRONT ELEVATION

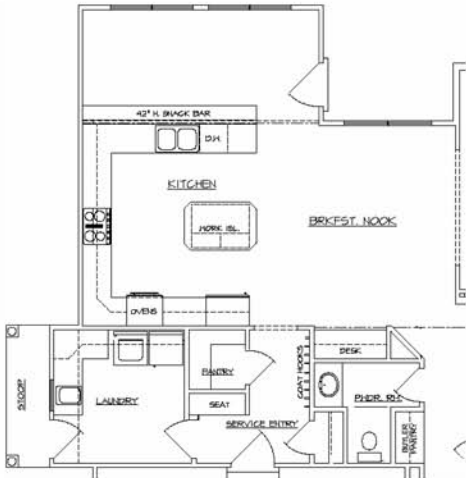


REAR ELEVATION



All information believed accurate but not warranted.
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The design of the front of the house is a French Cottage style. The exterior is a combination of brick and stone and features a side load garage. There is a covered side entrance that enters into the Laundry Room and a covered veranda.



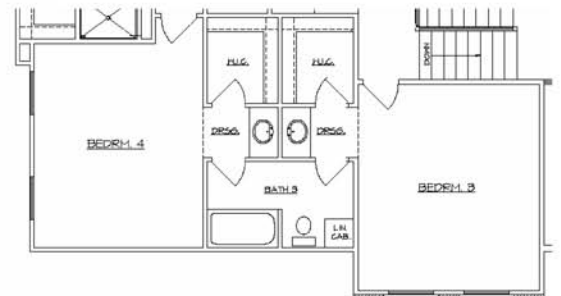
The spacious Kitchen features double ovens, a walk-in Pantry and a center work island with a raised bar adjacent to an Atrium area. The service entry has built-in storage with a seat.

Great Room features includes a 13' beamed ceiling and 2 architectural columns with an archway.



The approach to the Master Bedroom is elegantly enhanced with 2 architectural columns and a barrel ceiling. Upon entering the Master Bedroom a 10' ceiling with a center tray and accent lighting are featured. Master Bathroom includes separate vanity areas, corner whirlpool tub, 5' tiled shower with body sprays and dual shower heads.

The turned staircase provides easy access from the Kitchen to the upper level where you enter a loft area that includes built-in bookcases, as well as, a study area. Bedroom 2 has a private bath. Bedrooms 3 and 4 share a Jack -n- Jill Bathroom.



The spacious Lower Level has a Theater Room, Kitchenette, Rec. Room, Full Bathroom and the 5th Bedroom. In addition there is still plenty of room for storage.