

\$530,000 (Not Including Lot) \$70,000 (Lot Price)



**Colonial Oaks
5492 Cambridge Hill Rd SE, Rochester**

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|---|--------------|
| Finished Square Footage (Not Including Garage)..... | 3421 |
| Total Square Footage (Not Including Garage)..... | 3736 |
| Garage Square Footage | 1510 |
| Number of Bedrooms | 4 |
| Number of Baths | 3 |
| Exterior Material | Cement Board |
| Home Amenities • Custom Gourmet Kitchen • Hardwood Throughout Main Floor • 14' x 14' Covered Maintenance Free Deck • Private attached shop & office | |

Contractor License #BC717275

This 1-story rambler walkout is completely finished with custom tile work, premium hardwood floors, 4-bedrooms, 3-bathrooms and a 4-car garage with shop office & extra bathroom. Highlighted by a main floor fireplace with built-in cabinets, extra large island, floor to ceiling cabinetry, farm sink and granite counterops. All on a 3 acre lot.

Directions: From Hwy 52 South. Take Hwy 52 east toward Marion; take the Marion Road (50th Ave SE) exit and go under the highway; continue on 50th Ave SE by taking a right and another quick right onto Marion Rd SE; left on 60th Ave SE; left on Cambridge Hill Rd SE.



Exclusive Home Builders & Remodelers
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