



2705 Collingwood Blvd.  
Toledo, Ohio 43610

## Million-Dollar Home for a lot less!

Words alone cannot describe how gorgeous this home is. You'll wish you had eight more eyes so you can see everything! Starting at the tiled vestibule, be sure to note the original woodwork and the beautiful hardwood floors. The foyer and grand staircase are next, and note the original chandelier. The huge living room is dominated by a fireplace, flanked by built-in bookcases. Attached via French doors is the sun-filled den or sunroom. Through another set of French doors is the formal dining room, lit with the original lighting fixtures. Can you imagine hosting a formal dinner party in this house? Next, the light-filled breakfast room faces out towards the grounds. The butler's pantry is next, and you won't be able to fill up all the storage cabinets in here! The kitchen has a separate staircase going to the maid's room.

Upstairs, the master suite is to die for...tiled bathroom, huge closet, and a dressing room with tons of built-ins. Two more bedrooms share a bath, then off the landing is another bedroom, probably the maid's quarters in another time. This room has it's own 1/2-bath. **Call me today for a private showing of this once-in-a-lifetime opportunity!**



## Features

- \* ± 3370 Square Feet
- \* 6-month taxes: \$1,467.29
- \* 4 bedrooms
- \* 2 Full, 2 1/2-baths
- \* Newer Roof
- \* Newer Boiler
- \* Two Fireplaces: LR & Master
- \* Sunroom / Den off Living Room
- \* Dressing Room off Master Suite
- \* 2-car garage
- \* Fenced Yard
- \* Butler's Pantry
- \* Breakfast Room
- \* Full walk-up attic
- \* Hardwood Floors
- \* Beautiful, original light fixtures

## Room Sizes

Master BR = 13 x 14  
 Dressing Room = 9 x 14  
 Bedroom 2 = 11 x 16  
 Bedroom 3 = 14 x 12  
 Bedroom 4 = 9 x 10  
 Foyer = 9 x 22  
 Living Room = 14 x 22  
 Sunroom = 9 x 14  
 Formal Dining = 15 x 13  
 Kitchen = 13 x 10  
 Breakfast Room = 9 x 10  
 Butler's Pantry = 14 x 4



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