



# FAULKNER | FINK

## *Gori. Realtors®*

EST. 2005

1019 Bermuda Drive Edwardsville



### Property Overview

- 6 Bedrooms | 4 Baths | 6,000± Sq. Ft. of Living Space
- Built in 2008
- Open floor plan with vaulted ceilings, hardwood flooring, and plaster walls
- Brick exterior with BoralSTEEL stone-coated metal roof (installed 2020, 50-year warranty)
- 150 ft of main lake frontage with incredible views
- Covered dock with boat lift, deck space, and swim ladder
- Covered rear patio and lower-level covered patio for year-round enjoyment
- Short walk to beach, pickleball courts, tennis courts, and playground

### Interior Features

#### Main Living Area

- Open concept design ideal for entertaining and daily living
- Wood flooring with varied-width planks for timeless character
- Plaster walls and vaulted ceilings create an airy, upscale aesthetic
- Entry coat closet adds practical functionality
- Andersen windows throughout providing natural light and lake views

#### Chef's Kitchen

- Wolf range with griddle and grill, custom vent hood
- Sub-Zero refrigerator, steamer, beverage cooler, and ice maker
- Granite countertops, prep sink, and serving bar
- Expansive custom cabinetry and built-in storage throughout
- Center island with breakfast bar seating
- Seamless flow into the living and dining areas

#### Primary Suite

- Adjoining bedroom currently used as a private office
- Deep whirlpool soaking tub and steam shower
- Linen closet within the primary bath
- Double closets offering generous storage

# 1019 Bermuda Drive, Edwardsville, Illinois

## Additional Bedrooms & Baths

- Double closets in upper bedrooms
- Full bath with linen closet for convenience and organization

## Lower Level

- Home theatre with 120" screen
- Two versatile bonus areas for recreation, hobbies, or home gym
- Wet bar or secondary kitchen perfect for entertaining
- Gas fireplace adds warmth and ambiance
- Walkout access to the covered patio and lake views

## Mechanical & Utility Highlights

- Geothermal HVAC system
- Beam central vacuum system
- Dual hot water heaters
- Water softener & reverse osmosis system
  - Connected to kitchen faucet, refrigerator, and ice maker
- Irrigation system (installed & serviced by Quality Outdoor Service)
- Gutter Helmet guards
- Fencing by MMC Fencing & Railing

## Garage

- Deep garage bays with ample room for storage or workshop
- Sink and epoxy flooring
- Garage cabinets and Redline GarageGear system

## Recent Updates & Enhancements

- Entire home repainted inside and out (2020)
- New carpet in primary bedroom & office
- New ERC air exchanger
- Tiled fireplace and new kitchen backsplash
- Sliding drawers added to cabinetry for optimized organization
- Back patio flooring and posts redone
- Updated theater room equipment
- Landscape lighting (front & rear) by Jerrco Electric
- Full landscaping by Scenic Views Landscaping
- Canned lighting added in kitchen, primary suite, and office
- Acorn chairlift for accessibility
- Two gas fireplaces for comfort and ambiance

# 1019 Bermuda Drive, Edwardsville, Illinois

## Recent Updates & Enhancements

- Entire home repainted inside and out (2020)
- New carpet in primary bedroom & office
- New ERC air exchanger
- Tiled fireplace and new kitchen backsplash
- Sliding drawers added to cabinetry for optimized organization
- Back patio flooring and posts redone
- Updated theater room equipment
- Landscape lighting (front & rear) by Jerrco Electric
- Full landscaping by Scenic Views Landscaping
- Canned lighting added in kitchen, primary suite, and office
- Acorn chairlift for accessibility
- Two gas fireplaces for comfort and ambiance