



The Mariemont

at Ballyshannon

\$504,900

3421 Brogue Place • Union, Ky 41091

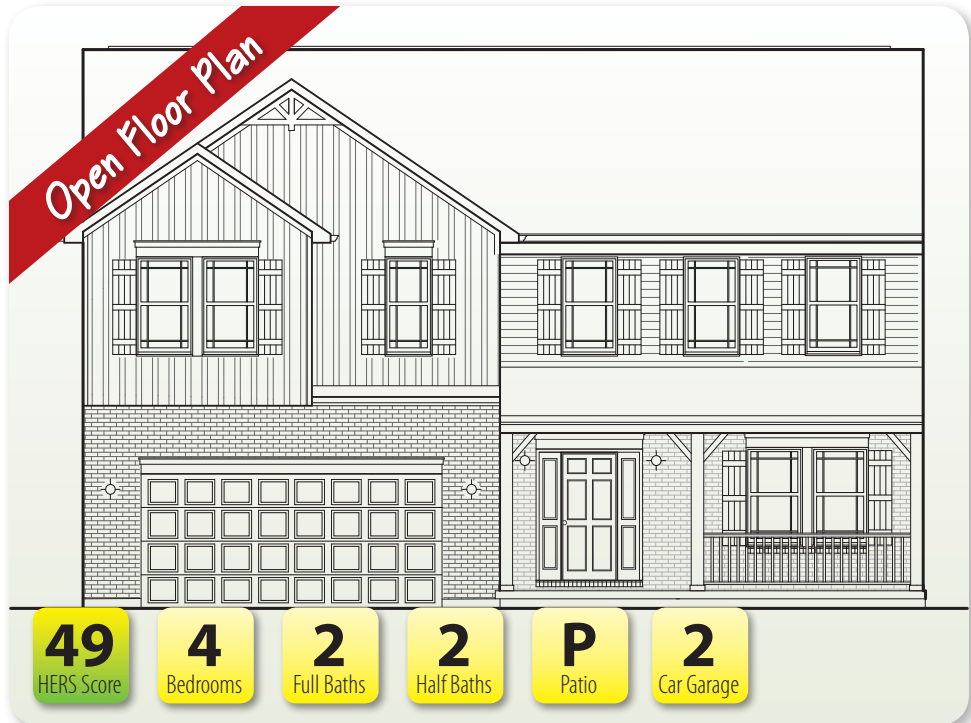
3,453 SF • Home Site BS271

Features

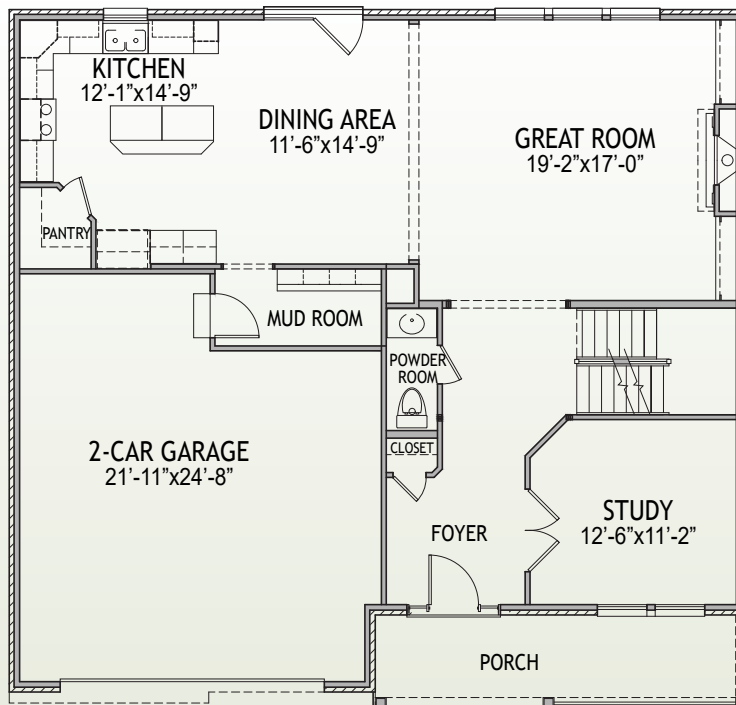
- Open Kitchen/Great Room
- 9' Ceilings at First Floor
- LVP Flooring at First Floor
- Stainless Appliances/ Granite Counters
- First Floor Study & Mudroom w/Cubbies
- Large Owner's Suite w/Tray Ceiling, Sitting Area, Tile Shower & Garden Tub
- Finished Lower Level w/Finished Half Bath
- Covered Patio
- Rinnai® Tankless Water Heater
- Trane® S9V2 Gas Furnace with XR 14 A/C

Size

- | | |
|------------------------|----------|
| • 1st Floor | 1,220 SF |
| • 2nd Floor | 1,740 SF |
| • Finished Lower Level | 493 SF |



1st Floor



www.arlinghaus.com

Brochure is for illustration purposes only. Plan and pricing subject to change.



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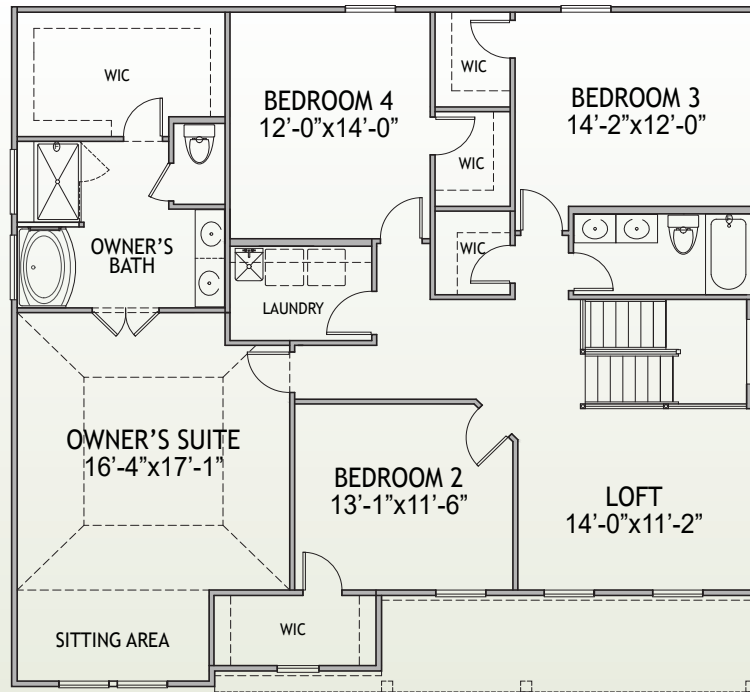


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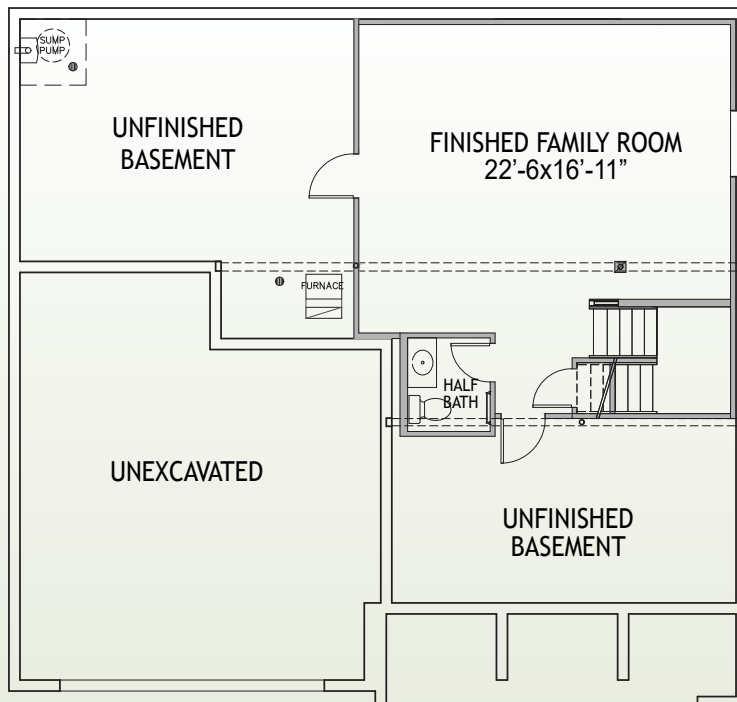
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2nd Floor



Lower Level

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