



# The Marietta

at Westbrook Estates

2204 Shay Ct • Union, KY  
3,262 SF • Home Site WB171

**\$705,000**



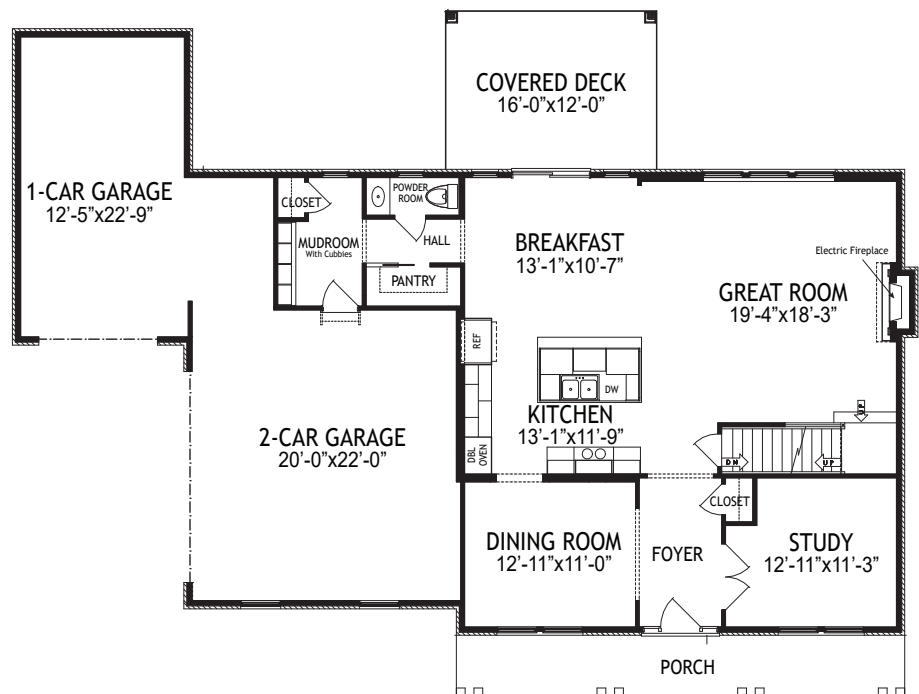
## Home Details

- 4 Beds / 2.5 Baths
- 1st Floor 1,346 SF
- 2nd Floor 1,916 SF
- Lower Level Unfinished
- Total square feet SF
- HERS score 49 3,262 SF

## 1st Floor

### Features

- Open Kitchen, Breakfast & Great Room
- Large Island & Walk-in Pantry
- 9-Foot Ceilings
- Mud Room with Cubbies
- Electric Fireplace
- Dedicated Dining Room
- Private Study with French Doors
- Covered Deck with Stairs
- 3-Car Garage



7/24/26

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



[www.arlinghaus.com](http://www.arlinghaus.com)



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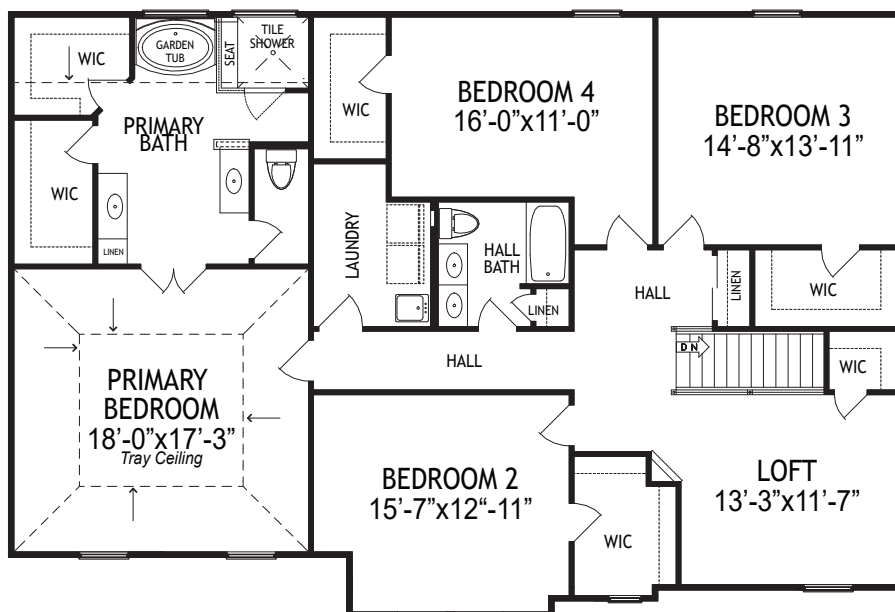
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## 2nd Floor

### Features

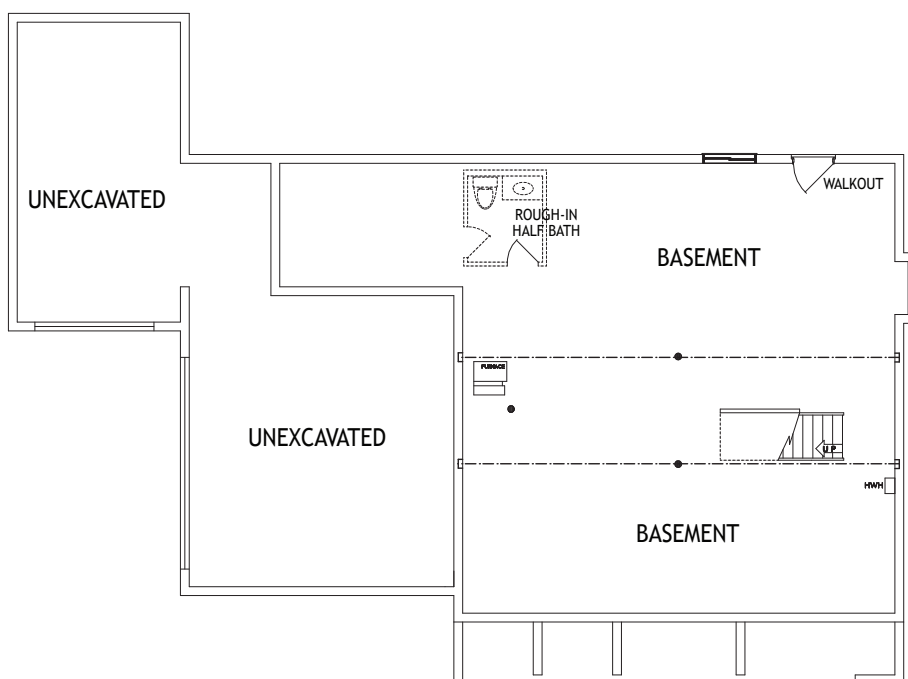
- Spacious Primary Bedroom Suite with Tray Ceiling
- Primary Bath with Tile Shower, Garden Tub & Two Walk-in Closets
- Three Additional Bedrooms with Walk-in Closets
- Hall Bathroom with Double Bowl Vanity
- Flexible Loft Area with Walk-in Storage Closet
- Second Floor Laundry



## Lower Level

### Features

- Unfinished Basement
- Rough-in For Half Bath
- Walkout to Patio
- High Efficiency Gas Furnace & Electric A/C
- Gas Tankless Water Heater



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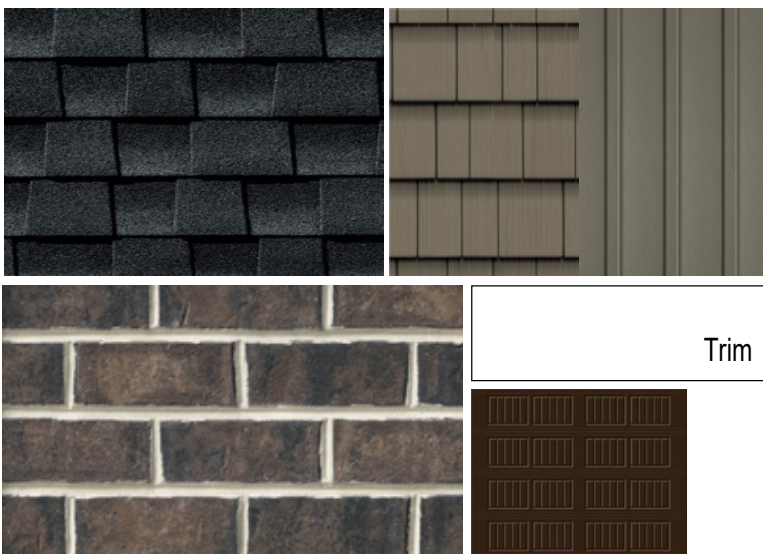
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## Home Selections

### EXTERIOR



### INTERIOR



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Colors are subject to change and may vary

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based on your screen.



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