

## **What We Love About Our Home**

### *Amenities and Features of 22210 Alder Bend*

- 4 bedrooms and 3 full baths downstairs, total 5 bedrooms and 4 full baths
- Full house built-in wireless Wi-Fi
- Central vacuum system throughout home
- Two water heaters
- BBQ gas connection
- French drains in back and side yards
- Convection oven
- Foam insulated attic with AC duct for temperature controlled large storage area
- Extremely low utilities (see attached report)
- Hard surface flooring throughout downstairs except bedrooms
- Granite counters in kitchen
- Home features private study, formal dining down and a large game room upstairs
- Neighborhood has large playground and splash pad