

## **Special Features of 4037 Austin's Estates Drive**

### **Inside Home**

#### **Foyer 8' X 7'6"**

- Custom French Alder Wood Doors with Cut Glass and Iron Design
- Two Transom Windows Above Front Doors
- 14' Ceiling

#### **Kitchen 18'4" X 14'**

- Alder Wood Custom Cabinets, Vent Hood, Special Trim, Recipe Book Shelves, Plate Rack
- Granite Counter Tops
- Stainless Steel Appliances
- 5 Burner Glass Cooktop
- Built-In Oven
- Island with Built-In Microwave
- Desk with granite counter top
- Built-In Water Filtration System Under Kitchen Sink
- Spacious Breakfast Bar
- Undercounter Lighting
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- Walk-In Pantry
- 9' Ceiling

#### **Butler's Pantry 5' X 5'**

- Alder Wood Custom Cabinets with Glass Front Doors
- Granite Counter Tops
- Undercounter Lighting
- Lazy Susan Corner Cabinet
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 9' Ceiling

#### **Breakfast Room 14'6 X 13'1"**

- Large
- Crown Molding
- Plantation Shutters
- Extra Electrical Plug Outlets
- Custom Alderwood French Doors Leading to Covered Patio
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 9' Ceiling

#### **Dining Room 15'6" X 13'**

- Crown Molding
- Hardwood floor
- Plantation Shutters
- Custom Drapes
- Custom Alder Wood French Doors with Glass Leading to Covered Patio
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 13' Pop Up Ceiling

**Family Room** 21'6" X 20'6"

- Custom White Cabinets
- Large Gas Fireplace with Gas Logs
- Custom Wood Trimmed Treatment Above Mantle
- Custom, Cased Mantle
- Crown Molding
- Two Sets Custom Alder Wood French Doors with Glass Leading to Covered Patio
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 11' Ceiling

**Guest Bedrooms** 12'11" X 14'; 14'8" X 13'11"

- Plantation Shutters
- Wood Blinds
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 9' Ceilings

**Studio** 12'4" X 14'5"

- Plantation Shutters
- Acacia Hardwood Floor
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- 9' Ceiling

**Master Bedroom Suite** 18'11" X 18'10"

- Pop-Up Ceiling
- Bay Window
- Plantation Shutters
- Custom Drapes
- Special Light Switch Covers
- Extra Electrical Plug Outlets

**Master Bath** 18'10" X 13'3"

- Hollywood Style
- Spa Tub
- Separate Tall Basins with Granite Counter Tops
- Custom Cabinets
- Custom drapes
- Plantation shutters
- Special Light Switch Covers
- Extra Electrical Plug Outlets
- Large Walk-In Closet with Custom Chest of Drawers and Storage Areas
- Special Light Switch Covers
- Electrical Plug Outlets

**Laundry Room** 9'11" X 8'9"

- Custom Cabinetry
- Storage Bench
- Open Storage Underneath Stairway
- Special Light Switch Covers
- Extra Electrical Plug Outlets

**ADT Security System-Transferable to Buyer**

**Outside Home**

**1.69 Acres with Beautiful Landscaping and Trees**

**Perimeter Fencing:**

Custom Wood Design

**Cross Fence with Pergula**

**Patio 18'6" X 19'**

- 17' Gabled Peak
- Wood Stained Ceiling
- Ceramic Tile Floor
- Alderwood French Doors Leading into Family Room
- Two Ceiling Fans
- Screened-In
- Extra Electrical Plug Outlets

**Crushed Granite Walk Ways**

**Bricked Bar-B-Q Area with Bricked Fire Pit**

**Greenhouse with Crushed Granite Flooring**

**Electrical Plugs in Soffets and on Roof**

**Uplights on Home and Flower Beds**

**Five Extra Water Spigets for Hoses**

**Sprinkler System Front and Back**

**High-Quality Metal RV Storage Shed**

**12 X 18 Storage Building**

**Garage:**

- Oversized 2 Car Garage with Built-In Storage and Epoxied Floors
- Plumbed for Water Softening System