

Welcome to 13910 Springmint Drive in Lakewood Oaks Estates

Beautiful Frontier Custom on oversized corner lot in Lakewood Oaks Estates! Over \$100k in recent updates. New paint, shutters and flooring throughout. Recently remodeled master bedroom and guest bath. Fantastic layout w/large kitchen and living for entertaining. Oversized Subzero, new SS Jenn Air double oven; SS gas range with granite counters, hardwood cabinets, butler's pantry. Large family room overlooking pool/spa. Large laundry room, wet and dry bar, formal dining; dramatic 2-story foyer and study. Upstairs includes three spacious bedrooms, media/game room, and workout/play room. Large covered patio, professional landscaping w/mature trees; desirable Pebble Tec pool in private backyard w/new pool equipment. Over-sized 3 car garage w/epoxy floors and kitchen-grade cabinetry and workbench, mudroom and garage/pool bath. Large side yard for kids/pets; Pavestone walks and patio. New stone mailbox. You're going to love this home!

HOME FEATURES:

- 5,682 SF (5 bed, 5.1 bath) on oversized corner lot (.39 acre)
- 2 bedrooms and 2.5 bath down (3,055 SF); 3 bedrooms and 3 full baths up (2,627 SF)
- Oversized 3 car garage (781 SF); extended garage door height, increased ceiling height, width and depth. Painted garage walls and trim w/custom painted hardwood built-in upper and lower cabinetry with workbench, epoxy flooring, mudroom and bathroom, and side door w/windows
- Over 600 SF of porch and patio spaces

EXTERIOR:

- Impressive stone façade and rotunda with arches throughout
- Oversized heated Pebble Tec Pool with Pool/Garage bath and mudroom
- Oversized corner lot with large side yard, private backyard and circle drive
- Professional landscape and hardscape
- Mature Live Oaks, Magnolia, Maple, Japanese Blueberry and Palm trees throughout yard
- Pavestone border around flower beds and 400 SF of Pavestone walkways in front and rear
- Bull rock around home in bedding and drainage areas
- Large outside storage off patio
- 600 SF outdoor patio w/soaring 2-story ceiling overlooking pool, spa and manicured yard
- Exterior Bose speakers and Hunter fans
- Secondary 100 SF Pavestone patio for additional outdoor seating/dining overlooking pool
- New pool pump, new relief valve and new dual timers
- Class 3 thirty-year shingles, custom color, with oversized painted gutters
- New stone mailbox with oil rubbed bronze mailbox insert
- Whole-home exterior security lighting

INTERIOR:

- Two stairwells; one with built in storage and seating overlooking foyer and backyard
- Six burner stainless steel Jenn-Air gas stove
- Jenn-Air stainless steel double oven
- Built-in stainless steel oversized Subzero refrigerator
- Oversized laundry / mud room w/refrigerator hook up and cabinetry
- Cedar ceiling in master closet
- Built-in, recessed ironing board and outlet in master closet
- Lockable safe room under stairwell
- Solid hardwood flooring and custom oversized tile throughout main floor
- High-grade Mohawk carpet and cushion throughout
- Stanton signature patterned carpet on stairwell
- Built-in art niche and art lighting
- Recessed LED lighting throughout; rope lighting in main living area
- Entertainment centers in living room and media room
- Recessed speakers throughout first floor, media room, and game room
- Built-in ceiling speakers throughout home (living, media, playroom, master, patio)
- High-end chandelier in formal dining
- Hidden flex room behind book case
- Lutron decorator switches
- Remote controlled Heat-N-Glo gas-log fireplace
- Custom window treatments throughout home
- Tray / Tiered ceilings throughout with arched doorways and walkways
- 14' ceilings on first floor - multi-tiered ceilings throughout home
- Solid 8' wood doors throughout main level; solid wood doors upstairs
- Cedar ceiling and built on ironing board in master closet
- Master closet built in shelving and cabinets, drawers, etc.
- New shutters throughout; lifetime warranty.
- Custom lead glass over entry and formal study
- Window tint on windows for energy efficiency
- Heated pool and spa with Pebble Tec finish
- 12 zone full yard sprinkler system
- Painted garage with custom flooring and cabinetry and bathroom
- Oversized walk-in bedroom Closets
- Recessed floor electrical brass outlets, multiple
- Built-In Laundry Hampers in Bathrooms
- Three-Zone HVAC System; maintained annually and recently inspected; in good condition
- Two-tank hot water recirculating hot water system
- Custom leaded glass in entryway and formal study
- Built in custom cabinetry throughout home; shelving, cabinets and desks (game room, living room, formal study, master bedroom, playroom, and upstairs secondary bedrooms)

RECENT UPDATES – Last 12 Months (\$100,000+)

2019

- Renovation of downstairs bathroom and shower enclosure, including new vanity, vanity top, sink, faucet, mirror, lighting, toilet, accessories, Carrera marble flooring and walls, hardware and shower faucet and head
- Interior Paint (hallways, stairwells, two-story entry, two-story formal study, master bedroom, downstairs bath, upstairs bath and bedrooms, bonus room, misc. trim and cabinetry)
- Exterior Paint (window frames, window trim, house trim, fascia, etc.)
- Wide Plank Shutters Throughout Home; lifetime warranty
- LED lighting in master closet
- New Roofing flashing, fascia; recently inspected and in good condition (30-year roof)
- New Exterior Wall Sconce Lighting
- New Landscaping front, side and rear yards
- New oversized double wood gate and hardware for additional parking / storage
- Refurbished wrought iron gate
- New Stone and Brick combo mailbox w/heavy gauge bronze mailbox insert

2018

- Custom front door (complete refurbishments, including sanding, stain, hardware, etc.)
- Baldwin door hardware (knobs and stops) w/smart key technology; inside and out
- LED recessed lighting throughout home; both levels
- 12 zone sprinkler system and new back-flow preventer
- Ceiling fans throughout home
- Mohawk carpet and deluxe cushion/pad with moisture protection (2,200 SF)
- Stanton signature patterned carpet on main stairwell
- Top-grade oak wood floors and custom stain throughout downstairs
- New pool pump, relief valve, capacitors, pool sweep and dual timers
- New Garage door springs, wheels, etc.
- New High-end Jenn-Air stainless steel double ovens

Home comes with a One-Year Home Warranty