

4958 Tilbury Estates Drive

Tilbury Oaks

ENTRY

- ◆ Cantera double mahogany and glass doors
- ◆ 11' ceiling
- ◆ Crown molding
- ◆ Recessed lighting
- ◆ Ceiling speakers
- ◆ 2 large windows with custom blackout draperies
- ◆ Alarm panel
- ◆ 3 archways to dining room
- ◆ Circular stairway with ornate iron railing
- ◆ Custom finish on walls and ceiling
- ◆ Inclinor elevator at 1st level
- ◆ Beveled limestone floor

LIVING ROOM 13 x 12

- ◆ 2 story groin ceiling with custom stenciled finish
- ◆ Custom finish on walls
- ◆ 2 large windows
- ◆ Beveled limestone floor

DINING ROOM 17 x 15

- ◆ Recessed lighting
- ◆ Ceiling speakers
- ◆ Crown molding
- ◆ Custom finish on walls and ceiling
- ◆ Beveled limestone floor

WINE ROOM 9 x 5

- ◆ 400 bottle wine storage capacity
- ◆ Custom finish on walls
- ◆ Breezair cooling system
- ◆ Beveled limestone floor

FAMILY ROOM 25 x 21

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling speakers
- ◆ Beamed ceiling with custom paint
- ◆ Custom finish on walls
- ◆ Built-in book shelves with closed storage
- ◆ Samsung flat screen TV
- ◆ Sound system equipment conveys with the property
- ◆ Fireplace with gas logs and stone surround
- ◆ 2 large windows with motorized shades
- ◆ Beveled limestone floor

ISLAND KITCHEN 14 x 10

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Custom light fixtures
- ◆ Slab granite countertops
- ◆ Oversized bar-height island with closed storage
- ◆ Tile backsplash with glass tile inserts
- ◆ Under counter lighting
- ◆ Double sinks with Moen fixtures
- ◆ GE Monogram 5 burner gas cooktop
- ◆ GE Profile vent hood
- ◆ GE Monogram double electric ovens
- ◆ GE warming drawer
- ◆ Viking Professional microwave
- ◆ KitchenAid stainless refrigerator/freezer new August 2018
- ◆ Instant hot water
- ◆ GE Profile instant ice water
- ◆ Walk-in pantry
- ◆ Custom finish on walls
- ◆ Beveled limestone floor

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BREAKFAST ROOM 16 x 11

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Designer light fixture
- ◆ Large window
- ◆ Glass door to back patio
- ◆ Custom finish on walls
- ◆ Beveled limestone floor

BUTLER'S PANTRY / WET BAR

- ◆ Slab granite countertop
- ◆ Cased opening to family room
- ◆ Upper glass front cabinets with lighting and glass shelves
- ◆ Designer vessel sink
- ◆ Whirlpool ice maker
- ◆ Beveled limestone floor

POWDER ROOM

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Designer vessel sink
- ◆ Granite countertop
- ◆ Wall sconces
- ◆ Custom finish on walls
- ◆ Windows provide natural light
- ◆ Beveled limestone floor

SECOND FLOOR LANDING 17 x 15

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Electrical closet
- ◆ Inclinator elevator at 2nd level
- ◆ Oversized chandelier
- ◆ Upholstered sitting bench with storage
- ◆ Built-in bookshelves
- ◆ Built-in desk
- ◆ Custom finish on walls
- ◆ Wood floor

MASTER BEDROOM 24 x 21

- ◆ Coffered ceiling
- ◆ Recessed lighting
- ◆ Ceiling speakers
- ◆ Custom finish on walls and ceiling
- ◆ Fireplace with gas logs and wood surround
- ◆ Built-in flat screen TV
- ◆ 3-large windows with custom draperies and motorized shades
- ◆ Wood floor

MASTER BATH

- ◆ Coffered ceiling
- ◆ Crystal chandelier
- ◆ Marble countertops
- ◆ Double sinks
- ◆ Air tub
- ◆ Oversized shower with decorative glass walls
- ◆ Separate water closet
- ◆ Sharp built-in flat screen TV
- ◆ Custom finish on walls and ceiling
- ◆ Mirrored wall with doors open to his and her closets
- ◆ Marble floor

HER CLOSET

- ◆ Recessed lighting
- ◆ Chandelier
- ◆ Pull down rods in hanging areas
- ◆ Armoire with glass doors
- ◆ Chest of drawers with marble countertop
- ◆ Shoe storage
- ◆ 2 windows with built-in seats and storage
- ◆ Large framed mirror
- ◆ Neutral carpet

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HIS CLOSET

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Pull down rods in hanging area
- ◆ Chest of drawers
- ◆ Shoe storage
- ◆ Neutral carpet

3RD FLOOR LANDING

- ◆ Recessed lighting
- ◆ Inclinator elevator at 3rd level
- ◆ Attic access to 660 sf of storage with flooring
- ◆ Wood flooring

2ND BEDROOM 14 x 12

- ◆ Crown molding
- ◆ Ceiling fan with light fixture
- ◆ Window with 2" wood blinds
- ◆ Closet
- ◆ Neutral carpet

3RD BEDROOM 14 x 11

- ◆ Crown molding
- ◆ Ceiling fan with light
- ◆ French door to Juliet balcony
- ◆ Closet
- ◆ Neutral carpet

SHARED BATH FOR 2ND AND 3RD BEDROOMS

- ◆ Designer light fixture
- ◆ White wood cabinets
- ◆ Double raised sinks
- ◆ Tub/shower combination
- ◆ Separate water closet
- ◆ 2 windows
- ◆ Tile floor

4TH BEDROOM OR GAMEROOM

18 x 17

- ◆ Ceiling fan with light fixture
- ◆ Recessed lighting
- ◆ Large window
- ◆ Closet
- ◆ Attic access to 660 sf of storage with flooring
- ◆ Neutral carpet

EN-SUITE BATH

- ◆ Granite countertop
- ◆ Custom finish on walls and ceiling
- ◆ Shower with frameless door
- ◆ Tile floor

LAUNDRY ROOM 10 x 8

- ◆ Crown molding
- ◆ Granite countertop
- ◆ Window provides natural light
- ◆ Sink
- ◆ Closed storage
- ◆ LG front load washer and dryer
- ◆ Tile floor

PROPERTY FEATURES

- ◆ Gated enclave
- ◆ Custom wall and ceiling finishes
- ◆ Owned alarm system
- ◆ Mahogany doors throughout
- ◆ High ceilings
- ◆ Elevator to all floors
- ◆ Separate zoned A/C and heat for all 3 floors
- ◆ Water purification in house
- ◆ 3 flat screen TV's and stereo equipment convey with the property
- ◆ Landscape sprinkler system

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PROPERTY PROFILE

Year Built: 2006/ Appraisal District
Square Feet: 4,983 / Appraisal
Taxes: \$29,457. (2017) w/o exemptions / Appraisal District

HOMEOWNER'S ASSOCIATION

Annual Fee: \$3,800.00

Trash pickup, common area lawn and irrigation system, management company, gate maintenance including phone and key pad entry.

SCHOOL DISTRICT

Briargrove Elementary School
Tanglewood Middle School
Wisdom High School