

SPECIAL THINGS ABOUT THIS HOME

Total Roof Replacement – April 2019

5 Ton Main Floor Air Conditioning/Heating Unit – May 2019

Garage Door Opener – May 2019

MAIN HOUSE

Lovely 1 .45 AC wooded lot with circular drive

Electrical outlets under eaves, carport, yard and driveway

Decorative street lamps

Three car garage plus two car carport

Garage has its own shower, toilet and sink

Sprinkler system has its own water well (which means very low water bill)

Mailbox can be flipped for large capacity during out of town travels

Storage shed in backyard

Tech shield roof insulation

Pex piping throughout

Gutter guard on the gutters

Wired for security system

Recent Water Softener (Dec. 2018)

Wheelchair accessible with 3 ft. doors throughout

Beautiful lead glass front entry door

Tile entrance

Luxury vinyl plank waterproof wood look flooring in living, dining and hall

Coffered ceilings and crown molding

Tiled kitchen and breakfast room

Kitchen with 5 burner gas range and decorative brick hood and wall

Double electric oven (has warming unit area below but never hooked up) and can be changed to gas

Tiled back splash with upper and lower lights

Silestone quartz counter tops

Island kitchen

Slide-in small refrigerator for drinks

Work space in kitchen area

Huge walk-in pantry

Wooden plantation shutters in Living, dining and breakfast room

Gas logged corner fireplace

Surround sound in Living, master bath and back patio
Berber carpet in all bedrooms and game room
Has a craft closet on the right as you go down the hall
Has a Christmas tree room next to the huge laundry room
Whirlpool tub in master
Huge master closet with built-ins
Upstairs game room has separate heating and cooling
Gas hookup for gas cooker on back patio
Three ceiling fans on back patio plus one in carport

GUEST HOUSE

Washer and dryer hookup in garage for guest house
(utilities are included with the main house)
Guest house completely wheelchair accessible
Berber carpet in living and bedroom
Ceiling fans in living and bedroom
Huge closet with built-in storage shelves
Study and vanity area
Full kitchen which includes range/oven (electric), refrigerator and microwave
Gas water heater
Kitchen with laminate counter tops and vinyl flooring
Tile in bath area
Bath area has wheel-in shower with bars
Home presently has a Home warranty with Choice Home Warranty which is transferrable to the new owner. Contract term is through November 1, 2021

**EXCLUSIONS: SMALL TREE ON THE RIGHT SIDE OF THE HOUSE IN FENCING
HANGING SHELVING IN GARAGE
PING PONG TABLE IN GAME ROOM**

**ENTERTAINMENT CENTER IN LIVING ROOM AND WASHER AND DRYER CAN STAY IF BUYER
WOULD LIKE TO HAVE THEM**

FORSALE: POOL TABLE IN GAME ROOM \$500.00