

## *7802 Grand Pass*

### *Home description and features:*

One owner, semi-custom luxury home, built in 2005 by Trendmaker Homes. Meticulously maintained, this is a modernized take of a traditional two-story house with oversized en suite bedrooms. This luxury home boasts the following features and upgrades:

- 5,575 square feet per Trendmaker plan 696B
- Private cul-de sac location
- Premium oversized 1/3 acre lot (15,893 square feet)
- Stately 10-foot double doors in lustrous ebony
- Stunning walnut wood floors in modern espresso finish
- All window coverings in opulent wood plantation shutters
- Whole house water softener and filtered instant hot water dispenser
- 6 bedrooms, all with private baths
- 7 bathrooms, including a powder room
- 2 staircases
- 2 water heaters, 3 A/C units
- 2 fireplaces with full mantles
- 4 car garages (one garage includes workbench and built-in shelving)
- 54 windows with custom plantation shutters
- Gated courtyard with in-ground basketball hoop
- Porte-Cochere driveway with wrought iron automatic security gate
- Full house water softener
- Large backyard garden with full lot automatic sprinklers
- Roof covered patio with lights and gas line for BBQ grill
- Master and second bedroom downstairs, 4 bedrooms upstairs.

- All 6 bedrooms are en suites
- All 6 bedrooms with vaulted ceilings
- Oversized formal dining room with bay window, wainscoting, and built-in wine storage
- Upstairs game room loft with adjoining desk and bookcase opening to hidden storage room
- 2-story grand entrance foyer with 10-foot double doors
- Grand spiraling staircase with custom wrought iron spindles
- Wide plank walnut wood floors in espresso finish
- Private office with bay window and French doors
- Second floor laundry chute into laundry
- Laundry room with cabinets and folding counter-space
- Double built-in bookcases in family room
- Master bedroom with personal fireplace and sitting area
- His-and-hers shower heads and full size separate jetted tub in master bathroom
- His-and-hers sinks in master bath with sit-down vanity space
- Master closet is separate room adjoining bathroom, has built in safe, drawers, shelving, and overhead storage
- Gourmet kitchen with stainless steel appliances, 5-burner gas cooktop, automatic downdraft vent, convection microwave combo oven, instant hot water dispenser with water filtration, oversized kitchen island with built-in bookcase, maple cabinets in rich cherry finish, gleaming granite countertops, and two separate kitchen bar tops.
- Walk-in pantry with courtesy light and built in spice racks.
- Kitchenette dining area with large sit-in window, open to kitchen and family room
- Wall of wood trimmed windows with open view of covered patio and backyard
- Property enclosed with all new cedar privacy fence

### *Home upgrades paid to Trendmaker:*

- Oversized lot premium.
- Elevation upgrade premium (additional square footage, extra garages, and covered patio -see floor plan.)
- Extra poured concrete for four car garages with Porte Cochere courtyard.
- White mortar premium and extra brick pallets for intended outdoor kitchen.
- Landscape upgrade (including Bradford Pear trees, and full sprinklers)
- Walnut wood espresso flooring, first floor and entire grand staircase.
- Wrought-iron spindles, grand staircase.
- Custom stained handrail, both staircases.
- Kitchen cabinets upgrade (cherry stained maple wood.)
- Kitchen appliance upgrade (all stainless steel, convection microwave, 5 burner cooktop, downdraft hood, bumped out stiles at cooktop and sink.)
- Kitchen build upgrade: Secondary granite breakfast bar.
- Kitchen upgrade: Tumbled marble kitchen backsplash with granite insets.
- Bathrooms upgrade: maple cabinets in master, jacuzzi tub, custom shower tiles, home upgraded faucets and elongated commodes.

### **Post builder upgrades:**

- 54 window coverings in custom plantation shutters
- Wood framing around all windows.
- Whole house water softener system
- Instant hot water dispenser at kitchen sink
- Custom kitchen faucet with soap dispenser
- Wrought iron automobile gate with built in automatic gate opener
- Custom built-in bookcases in family room & full mantle with fluting at master fireplace
- House gutters
- New roof (2014)
- New cedar fence (2019)