

23634 Certosa Drive

Features, Upgrades, Items Included with Sale

- **Media room is downstairs.** Comfortable leather theater seating. 90 inch Grandview Screen and Epson 1080p Projector are included.
- **Whole home automated lighting** and security cameras.
- **Custom Pool and fountain**-Custom pool (22,000 gallons) and mature landscaping -\$100k upgrade. Remote controlled/automatic timer for water features, lights, heater, and cleaner. Large outdoor shed to store lawn care and pool supplies.
- **Outdoor Lounging area**- Covered Patio addition with tongue and groove stained ceiling, crown molding, terrazzo tile, and a custom sunset screen (\$4500 upgrade) for evening enjoyment.
- **Gourmet kitchen**-Kitchen Aide stainless appliances. Reverse osmosis filter at kitchen sink. Harbinger fine custom cabinets and granite in kitchen and bathrooms. Wine refrigerator in dining room.
- **Master bedroom suite**-Includes separate study/nursery room with double French doors, and bank of windows overlooking pool.

- **Master bath** - has elegant dome ceiling with chandelier, his and her sinks, vanity area with mirror, oversized shower with seat, and jetted tub. .
- **Master Closet**- huge his and hers master closet with custom built-ins. Closet conveniently opens to laundry room.

Other features

- Bedrooms have ensuite bathrooms and large walk in closets
- Hand scraped OLD WORLD wood floors throughout most of first floor
- First floor study has built-in shelves that could easily be converted into full closet
- Decorative crown molding in entry, study, family room, kitchen, breakfast, powder, and master
- Cast stone fireplace with gas logs in den
- Huge walk in decked attic with raised vents for easy access and ample storage is a trademark feature of all David Powers custom homes
- Patio door has built in dog door. Original door is available if Buyer does not want dog door.
- Upgraded smoke detectors, linked to the alarm system, throughout

- Jeld Wen windows with insulated frames
- Rainbird whole yard sprinkler system
- Kenmore water softener and whole house filter
- Relaxing front porch has slate flooring
- Freshly painted garage with custom painted floor
- Private gated community

Neighborhood features- Lakes of Bella Terra

- Tranquil, scenic lakes with fountains and benches
- Expansive walking and jogging nature trails
- Catch-and-release fishing ponds
- Play grounds
- State-of-the-art workout facility
- Volleyball and tennis courts
- Soccer Fields
- Dog Park
- Junior Olympic Pool
- Splash Pad
- Numerous weekly and monthly resident events
- Minutes from Westpark Tollway, great shopping, and restaurants