

**AMENITIES (per Seller)**

**9334 SHADY LANE CIRCLE**

**ENTRY 12X7**

**Marble tile floor with hardwood border**

**Double crown molding with high ceiling**

**Opens to study, dining and great room**

**STUDY 15x12**

**Maple block paneling**

**Wall of built in bookshelves and cabinetry**

**Hardwood floors**

**High Ceiling with double crown**

**Double window with drapes**

**FORMAL DINING 15x12**

**Hardwood floors**

**High ceiling with double crown**

**Double window with drapes**

**Chandelier and decorator paint**

**FAMILY ROOM 22X17**

**High ceiling with fan and double crown**

**Wood burning fireplace with gas logs, marble surround and custom mantle**

**Hardwood floors**

**French doors flanked by tall windows overlooking brick patio**

**Built in cabinetry and shelves on either side of fireplace (one side has plumbing stubs that can be converted to wet bar)**

**BREAKFAST ROOM 13X12**

**Hardwood floor with door to covered walkway to garage**

**Three large windows with half plantation shutters**

**High ceiling with fan**

**Open to family room and to kitchen**

**KITCHEN 14X13**

**Island with electric cooktop (gas is piped under island)**

**Hardwood floor**

**Extensive cabinets with Bonran countertop**

**Walk in pantry**



**9334 Shady Lane Circle**

**Page 2**

**Whirlpool French door refrigerator with bottom mount freezer (purchased 6/16 conveys with property)**

**Whirlpool double ovens (top self-cleaning)**

**Whirlpool dishwasher purchased 4/15**

**Double sink**

**Bar separates from breakfast room**

**MASTER BEDROOM 19X17**

**Coffered high ceiling with double crown and ceiling fan**

**4 windows overlooking brick patio with Plantation shutters**

**Carpeted**

**MASTER BATH 15X12**

**Barrel ceiling with high arched window**

**Jacuzzi tub with large window and Plantation Shutters**

**Built in cabinet with shelves above**

**Double vanities with makeup area and built-ins**

**Separate water closet area**

**Tile flooring**

**Two walk-in closets with built-ins**

**Large walk-in shower with bench**

**SECOND BEDROOM 13X11**

**Double window with Plantation shutters**

**High ceiling with fan and crown**

**Carpeted**

**Walk-in closet**

**SECOND BATH**

**Two vanity areas with built-ins**

**Separate shower and water closet area**

**Access to second bedroom and to hall**

**Carpet and tile flooring**

**THIRD BEDROOM 13X11**

**Walk-in closet**

*CAH CFA*

**9334 Shady Lane Circle**

**Page 3**

**Carpeted**

**Oval window**

**Double window with Plantation shutters**

**ONE HALF BATH**

**Conveniently located off kitchen**

**Plantation shutter**

**Exhaust fan**

**LAUNDRY 8X7**

**Gas and electric hookups**

**Washer included**

**Dryer included**

**Upright freezer included**

**Closet**

**OTHER INTERIOR FEATURES**

**Two zones of HVAC**

**Extensive Crown, Case and Base moldings used throughout**

**Floored area in attic for storage**

**EXTERIOR FEATURES**

**Fully fenced back yard**

**Large brick patio**

**Front brass lanterns, small lantern by back door and the handle and hardware on front door are Baldwin brass with lifetime warranty**

**Built-in gas grill (starter does not work and coveys as is) but grill lights manually**

**Gated neighborhood – 3 remotes for gate**

**Two car garage with covered walkway to house. Two closets in garage for storage**

*QWA CFA*