

## **23 Coldsprings Updates and Amenities**

- \* Kitchen
- \* 7 Bathrooms
- \* Windows – Black Framing
- \* Interior Doors – Solid Wood
- \* HVAC
- \* Tile around fireplace
- \* Outdoor Kitchen with Pizza Oven and Grill
- \* Privacy Gate with Brick Columns and Lights (automatic gate opener)
- \* Wood Ceiling on back porches
- \* Outdoor fans
- \* Light Fixtures throughout
- \* SAVANT Home Automation with Speakers around house \$50K
- \* Mosquito System
- \* Plantation Shutters
- \* Custom Drapes
- \* Built-in Vacuum
- \* Media Room
- \* Built-in Fish Tank
- \* Interior Paint
- \* Insulated Garage Doors
- \* Built-ins added in Upstairs Game Room
- \* Hidden Room in Study (Vault or Safe Room)
- \* Pool/Spa resurfaced with Pebble Tec
- \* 2 Peach Trees, 2 Apple Trees, and 1 Pomegranate Tree
- \* Lake View from Master Bedroom and Bathroom
- \* Cul-de-Sac Lot
- \* Private rear grounds – No rear neighbor – Backs to wooded area
- \* Tree House in Backyard