



Welcome to 138 N Almondell Circle

- Home Built 2008
- 4 bedroom 3-1/2 baths
- 4,241 sq. ft. home
- Wood, brick and stone
- 2-story
- Corner lot 11,225 sq. ft.
- 12 rooms
- 3-car tandem garage w/heat and air, painted acrylic sealed floors, cabinets, work space, and mounted flat screen TV
- Security system
- Energy Star Certified "Environments for Living" Diamond Level green energy efficient home— windows, insulation, radiant energy barrier deflects heat from the sun, formaldehyde-free fiberglass insulation made from recycle glass, VOC paint and more.

Downstairs:

- 5" Antique Pine wood plank floors
- Formal dining room space with mirrored granite serving shelf
- Office/Library with French doors, glass and mirrored shelving/display wall.
- Guest 1/2 bath with granite counter top
- Spacious living room with ? ft. ceiling
- Gas fireplace with decorative tile and wood mantel
- TV niche suitable for large flat screen
- Kitchen - granite counters, breakfast bar, under-counter LED lighting, GE Profile Energy Saver appliances including gas downdraft stove-top, microwave and convection oven, convenient double pullout trash system for kitchen trash and recycling. Lots of cabinet space!
- Extra large kitchen pantry
- Breakfast nook/sun room with granite desk space an plenty of cabinet space.
- Desk space with granite surface and plenty of cabinet space.

Master Bedroom:

- Modern shag carpet
- Bay window with view of pool and lush backyard landscaping
- Master bath features marble flooring, granite counter tops, double sinks, large tub, and double shower with decorative tile design.
- The large master walk-in closet is carpeted and includes a well-designed organizer system.



Upstairs:

- 3 bedrooms, 2 full baths
- Large carpeted game/family room comes with surround sound system 4-1 (expandable to 5-1)
- Theater room includes, carpet, 7-1 surround sound, 110-inch screen with decorative curtains and movie art, 1080i projector

Outdoors:

- Pool: 21,000 gallon custom-designed Pebble tec surfaced, heated, lighted, saltwater pool with weepers and attached spa. Convenient Easy Touch hand-held pool and spa controller for use from inside the house.
- Attractive paver tile decking
- Privacy landscaping
- Landscape lighting front and back
- Back covered patio includes gas fireplace, summer kitchen, granite counter tops, ceiling fan, sound system and TV- ready hookup
- Fully landscaped front and back
- Taexx Built-in pest control system
- Award winning energy efficient features throughout
- Underground sprinkler system with rain detector
- Security System
- Lawn: Golf-course quality, drought and disease resistant Zoysia grass
- Home faces grassed reserve space and large oak tree.
- Short walk on paved sidewalk to tennis and basketball courts, children's playground, water feature and grassed field for Frisbee tossing, playing with the dog, soccer.... Toilet facilities and shaded picnic benches also provided.