

## Features of 23119 Morning Dove Ln.

- 4 Bedrooms / 3.5 Baths on 11097 square foot lot
- 3 Car Tandem garage with double wide driveway
- Upgraded Stone/Brick exterior with outdoor lighting that washes the front of the house
- Landscape lighting in the rear of the house
- Front exterior home lights that are programable
- Open concept family, kitchen and breakfast areas
- Upgraded engineered wood flooring throughout most of ground floor
- Plantation Shutters in family, study, dining, and master
- All bedrooms downstairs
- Study with French Doors
- Living area with stone fireplace, gas logs and Bose built-in speakers
- Double crowned molding in foyer, dining, kitchen and breakfast area, study, family room, butler's pantry. Crown molding in Master and Game Room
- Island Kitchen with upgraded granite, backsplash, under cabinet lighting
- Upgraded Appliances: 5 Burner gas cook top, Convection oven, microwave
- Butler's Pantry with wine cooler
- Dining room pre-wired for speakers
- Master en-suite with extended sitting/flex area and view of Pool
- Master Bath with His & Hers sinks, Tub, shower and large walk-in closet
- Large secondary bedrooms
- Hollywood bath between Bedroom 3 and 4. Bedroom 3 with oversize closet going under staircase
- Oversized game room and half bath upstairs
- A/C'd and Heated unfinished flex room currently used for storage
- Upgraded Carpet
- Extended covered Patio, plumbed with gas for future gas grill and plumbed for future sink with hot and cold water leads

- POOL and SPA with extensive stamped concrete decking
- Professionally landscaped throughout pool and yard
- Tankless water heater
- Sprinkler System throughout
- Exterior flood lights and Holiday Lights outlets
- Gardeners potting table attached to fence on garage side of house
- Raised Vegetable/herb garden bed on opposite side of home will stay