

## Upgrades & Special Features | 14510 Southern Magnolia Ct.

Thank you for considering this wonderful property! My seller has lovingly upgraded this home over the years.

### Recent upgrades:

- New, plush carpet throughout all bedrooms, formal living area and closets (never lived on)
- Fresh interior paint on walls, trim and ceiling
- Updated kitchen cabinetry featuring fresh paint
- New recessed can lighting in the kitchen
- Granite counters and tile backsplash in the kitchen
- Stainless steel appliances
- Granite counters in the master bathroom, featuring above-mount sinks
- Updated master bathroom fixtures
- Remodeled master bathroom shower enclosure, featuring a frameless enclosure and fixtures
- Updated ceramic tile flooring in the master bathroom
- Updated light fixtures throughout
- Updated door hardware throughout, including new Schlage keyless lock at entry
- Fresh exterior paint on house and garage doors
- Freshened landscape
- Recently stained pergola
- Recently power washed flatwork
- 22kW Generac whole-house generator
- Built-in gas grill

### Special features:

- Located on cul-de-sac lot
- No rear neighbors
- Iron fence to the rear of the house with gate leading to reserve area
- Storage shed