

## **8431 SPARKLING SPRINGS FEATURES**

**BEAUTIFUL HAND-SCRAPED WOOD FLOORS THROUGHOUT ALL LIVING AREAS, FLEX ROOM AND HALLS**

**NEW CARPET IN THIRD BEDROOM**

**CARPET IN MASTER & SECOND BEDROOM**

**NEW ENERGY SAVING TRIPLE PANE WINDOWS**

**SOLID WOOD SOUTHERN FRONT DOOR**

**PLANTATION SHUTTERS IN KITCHEN AND STUDY**

**STUDY IS FRESHLY PAINTED, AND CAN BE A 4<sup>TH</sup> BEDROOM**

**BACK DOOR WITH BUILT IN BLINDS**

**2 ROOMY LIVING AREAS WITH COMBO LIVING/DINING PLUS DEN OFF KITCHEN (CURRENTLY BEING USED AS DINING)**

**UPGRADED STAINLESS APPLIANCES IN KITCHEN**

**NEW STAINLESS MICROWAVE**

**NEW AMERICAN STANDARD A/C COMPRESSOR CONDENSER UNIT- DEC. 2019**

**FURNACE AND EVAPORATOR COIL REPLACED 3 YEARS AGO**

**ALL EXTERIOR WOOD REPLACED WITH HARDIPLANK**

**AN ADDITIONAL 12" OF INSULATION WITH SPRAY ON RADIANT BARRIER ADDED IN ATTIC**

**MASTER BATH REMODELED WITH GRANITE COUNTERS, DOUBLE VANITY, FIXTURES, TILE, SOAKING TUB AND STALL SHOWER**

**HALL BATH REMODELED WITH NEW VANITY, COUNTERS, SINKS, FIXTURES, TILE**

**LIFETIME WARRANTY ON FOUNDATION WORK DONE ON GARAGE**

