

5800 Lumberdale, #67

Features, Upgrades and Updates

- ✓ 2-story townhome on corner lot in Forrest Lake Townhomes is largest floorplan in Community
- ✓ 3 Bedrooms plus a Flex Room which could be 4th Bedroom, Study, Den, Workout Room, etc.—Imagine the possibilities
- ✓ 3 Full Bathrooms
- ✓ Two reserved covered parking spaces
- ✓ Paved patio runs the length of the Large Family Room and can be accessed out one of the 2 sliding-glass doors. Patio surrounded by a privacy fence (replaced 2017)
- ✓ Front porch and second floor balcony overlooking front lawn and cul-de-sac
- ✓ Ceramic tile throughout the home (no carpet here):
 - Wood-look tile on the stairs, in the 3-upstairs bedrooms and hallway (installed 2017)
 - Beautiful ceramic tile in both upstairs bathrooms (installed 2020)
 - Neutral ceramic tile throughout the first floor except front entryway
 - Terra Cotta tile in front entryway
- ✓ Kitchen was remodeled in 2018 and boasts:
 - Beautiful Quartz countertops
 - Sleek, gray subway tile with dark grout
 - Granite composite sink with brushed nickel faucet with pull-out sprayer
 - Crisp, white Shaker-style cabinets
 - Stainless steel and black appliances (including flat top electric range, built-in microwave and dishwasher)
 - Ceramic tile floor
 - Pleasing paint color

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- ✓ Large Family Room features:
 - Can lights (installed 2017)
 - Built-in bookshelves
 - Wet bar, complete with stainless steel sink, cabinet below & shelves above
 - 2 sliding-glass doors (one replaced 2019) which lead to the back patio
 - Spot light which illuminates the nook above the mantle
 - Neutral paint color
- ✓ Upstairs bathrooms with Quartz vanity tops and vessels sinks (both installed in 2019), designer lighting, tubs with shower (refinished 2020), built-in medicine cabinets, framed mirrors over the vanities (new 2020) and built-in cabinets for ample storage
- ✓ First-floor bathroom Ensuite inside the Flex Room/4th Bedroom boasts: Copper sink, oil-rubbed bronze fixtures, accessories and mirror, designer over-vanity light, brick-look tile countertop and pleasing paint color add to the rustic look. In addition, the bathroom offers ceramic tile floor, built-in medicine cabinet, stand-up shower with ceramic tile surround with river rock vertical ribbon inlay and frosted glass shower door
- ✓ Owner's Retreat includes 2 closets, 1 of them is mammoth walk-in closet
- ✓ 2-inch blinds throughout
- ✓ Lighted ceiling fans in all bedrooms
- ✓ Tiffany-style lights in upstairs hallway
- ✓ Decorative base molding throughout the home
- ✓ Sizeable under-the-stairs storage closet
- ✓ Roof replaced (on this building) (Completed ~11/25/15)
- ✓ Recently installed Security cameras throughout the Community
- ✓ Dynamite Near Northwest location close to retail, entertainment, employment centers and parks. Convenient to Hwy 290 and Loop 610

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- ✓ Monthly maintenance fee includes: trash collection, recycling (NEW), cable TV, water and sewer, exterior upkeep of individual houses, security, landscaping, administration, and maintenance expenses, etc.

- ✓ Forrest Lake is a tranquil, well-manicured 22-acre community with 243 townhomes with only one street in/out to cut down on traffic. Amenities include: spacious clubhouse, Olympic size swimming pool, wading pool, 2 tennis courts, many hundreds of feet of footpaths and private roads, and a $\frac{3}{4}$ -acre lake