

# 17011 Thomastone Lane

## Exterior

- Fully landscaped front and back yard with rock border
- Landscape lighting
- Sprinkler system
- French drains
- Gutters with gutter guards
- Llumar energy efficient window tinting
- Preventative termite control
- Brick and shingled 6'x14' outdoor storage in attached side mudroom for golf cart or UTV
- 3 car garage

## Outdoor Kitchen and Entertaining Area

- 600sq ft outdoor kitchen and entertaining area
- Constructed of stone
- Granite countertops
- Stainless steel appliances
- Large beamed arches
- Marine grade sealed wood ceiling with arbor

## Interior

- Oversized designer tile flooring in entry, kitchen, master bath, secondary bath, wet areas, and utility room
- Double crown molding in study, entry, dining, kitchen, breakfast, hallway, master bedroom, master bath
- New paint with Sherwin William's Accessible Beige
- New plush padded nylon backed carpet in secondary bedrooms
- Plantation shutters on all windows throughout home
- Floor to ceiling rock fireplace with gas logs and detailed white mantel
- Indoor mudroom with built in storage and hooks
- Utility room with sink and storage
- Fans and lighting fixtures throughout the home upgraded 2019
- Owned remote armed alarm upgraded 2019
- Doorbell camera and door locks upgraded 2019

## Kitchen

- 42' high raised panel wall cabinets with crown molding and hidden hinges

- Stainless steel under mount sink
- GE Profile cooktop, oven, and dishwasher
- Granite countertops
- Stone backsplash
- Built in desk
- Island and breakfast area

## Formal Dining

- Built in cabinets
- Glass French doors
- Bead board accent wall

## Master Bedroom

- Window and cozy sitting area
- Walk in closet
- Wood flooring throughout bedroom and master closet

## Master Bath

- Upgraded crystal lighting/chandeliers and knobs
- Oversized designer step in shower and tiled surround whirlpool soaker tub