



# 10910 JULIE LANE

## Features & Amenities

 3 bedrooms

 2.5 bathrooms

 1,920 sq ft



## THE PROPERTY

Worldly sophisticated yet comfortable enough for everyday living, this Magnificent Modern Renovation is nothing short of AMAZING! Be the envy of the neighborhood, as this functionally elegant home boasts luxurious accents & features at every turn! Completely remodeled inside & out. An elegant courtyard greets you as you walk through the stately iron gates and across the wide entry. This oasis offers designer touches and finishes throughout: Fabulous flow from room to room, great sight lines at every turn & Amazing designer upgrades in the kitchen including soft-close cabinetry, HUGE walk-in pantry, Stunning Stainless, designer lighting & much more! The 2 primary suites have even more magnificent ensuites and cavernous closets w/custom shelving systems that make you feel as though you're in a fabulous boutique! Relax by one of 2 fireplaces or have it made-in-the-shade under your covered patio. Close to fine shopping, dining, etc. You won't believe you can get so much for so little!

## KEY FEATURES

- ✓ New Premium 30-yr Architectural Shingle Roof, Moisture Barrier, Decking and Joists
- ✓ New Framing up to current code for entire house - permits pulled and passed
- ✓ New Electrical including ALL Wiring, Electrical Panel, Outlets, Switches, and Premium Fixtures - permits pulled and passed
- ✓ New Plumbing including ALL pipes for PEX piping throughout house including a New Water Heater, Sinks and Toilets - permits pulled and passed
- ✓ New HVAC system including ALL Ductwork, Furnace, Coils, and Condenser Unit - permits pulled and passed
- ✓ New Insulation throughout the entire property - permits pulled and passed
- ✓ New Soft-Close Shaker Style Cabinets with Premium Fixtures throughout
- ✓ New Quartz Countertops throughout with Premium Oil-Rubbed Bronze Faucets and New Sinks/Valves
- ✓ New Luxury Vinyl Plank Flooring
- ✓ New Premium Carpet in bedrooms 2 and 3
- ✓ New Electric, Heat-Emitting and Color Changing Fireplaces in living room and master bedroom
- ✓ New Frameless Shower with sitting bench and rain-shower head, Soaking Tub with rain-shower head, and Dual Vanity in master bathroom
- ✓ New Appliances Package including fridge and vent-hood
- ✓ Premium Chandeliers for eating areas
- ✓ 9 foot ceilings in the majority of the house
- ✓ Exterior paint being done right now
- ✓ New Sod and Landscaping



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