

## 9007 Bintliff Drive

Year Built: 1958  
Subdivision: Braes Timbers  
House: 1779 Sq. Ft.  
Lot: 8250 Sq. Ft.  
3 Bedrooms / 2 Full Bathrooms  
Living Room: 21x12 Ft  
Front Room: 21x12 Ft  
Dining: 10x10 Ft  
Breakfast: 10x10 Ft  
Kitchen: 13x10 Ft  
Master Bdrm: 15x11  
2<sup>nd</sup> Bdrm: 13x10  
Frt Bdrm: 14x12



Roof: 2001  
HVAC: 2006 (Heater updated in 2018)  
Electrical Box: 2005

### Upgrades

- Completely remodeled and updated (2018)
- Updated shaker-style kitchen cabinets (2018)
- Updated and retiled bathrooms (2018)
- Hardwood floors replaced with premium wood tile (2018)
- Pella double-layered storm windows (2005)
- Premium wood plantation shutters (2005)
- Rheem tankless water heater (2018)
- Elevated granite and quartz countertops (2018)
- Deep soaker bathtub (2018)
- Ecobee smart thermostat (2018)
- Rainbird 7-zone smart sprinkler system (2018)
- Solid wood doors on all bedrooms (2018)
- Brand new kitchen appliances (all Consumer Reports top-rated) (2018)
- Kitchen electrical all brought to code (2018)
- Washer/dryer moved from garage to indoor laundry closet (2018)
- 5-Stage reverse osmosis (RO) filter installed (2018)

### Other features

- Remote-controlled mechanical security gate with wrought iron gate
- Large detached garage