

## **Features - 24303 Mirandola Ln**

This Stunning Home Offers Numerous Features and Upgrades. Below is a List of Most, but not all, of What this Beautiful Home has to Offer.

### **Exterior Features:**

Exterior Construction - Brick, Stone, and Stucco

Large 18' x8' Covered Front Porch with Stone Pavers

3 Large Coach Lights

8' Mahogany Entry Door with Reeded Glass and Iron

Sprinkler System and Gutters

Beautiful Waterfront Lot with Lighted Water Feature Behind

Backyard Faces South for Cooling Summer Breezes and No Hot West Sun

Huge Covered and Uncovered Patio Areas

Covered Patio Features Lovely Brick Columns and is 28' x 10', a Lighted Ceiling Fan, and Recessed Lights

Walkway to the Gated Access to the Lake

Custom Outdoor Lighting Front and Back and Along the Back Fence Run by a 200 Watt Transformer

Walk to Pool and Playground Area

### **Interior Features:**

Fantastic Open Floorplan

Lovely Open Foyer with Art Niches and Archways

Gorgeous Staggered Dark Rustic Style Wood Tile Flooring in Foyer, Dining, Kitchen, Powder, and Family Rooms.

Abundant Architectural Detail Throughout Including Crown Moulding, Double Crown Molding, Trayed and Coffered Ceilings, Archways, Art Niches, and More

Huge Formal Dining with Faux French Doors that Overlook the Front Porch and Lighted Buffet Niche

Huge Family Room with Corner Stone Fireplace Offering Gas Logs with Ignition Switch, and a Massive Wood Mantle, a Coffered Ceiling Offering Depth and Drama, Recessed Lights, Ceiling Fan, and Beautiful Lake Views.

Study is Situated Off of the Breakfast Room with Engraved Glass Double French Doors and Gorgeous Lake Views. It Does have a Closet so Technically it Could be Used as a 5th Bedroom

Huge Gourmet Kitchen with High-End Bosch and Thermador Appliances. 6 Burner Gas Cooktop, Double Ovens, Built-In Microwave, Wine Fridge, Refrigerator Included, High-End Gray Cabinets with Brown Glaze and Soft Close Drawers, Gorgeous Accenting Granite Counters, Designer Backsplash, Under Cabinet Lighting, 3 Small Rectangular Windows, Huge Pantry, Loads of Counter and Cabinet Space, Huge Wrap Around Breakfast Bar with High and Low Seating Spaces, Opens Perfectly to the Family and Breakfast Rooms

Huge Master Bedroom with High Cathedral Ceilings, Ceiling Fan, Recessed Lights, and Gorgeous Lake Views

Luxurious Master Bath with His and Hers Vanities Offering Rich Dark Granite and Cabinets that Match the Kitchen Cabinets, Medicine Cabinets, Large Soaker Tub with Rain Glass Privacy Window Above, Grand Sized Shower with Rock Pattern Mudset Floor and Vertical 11x18 Tiles to the Ceiling, Mosaic Inset Border, and Granite Seat, a Huge Closet, and 11x18 Tile Flooring

Powder Room in Private Location with Granite Counters.

Utility Room With Upper and Lower Cabinets, Granite Counters, and a Hanging Rack. The Washer and Dryer are Included.

Staircase Features Brushed Nickel Iron Spindles

Upstairs Offers a Gameroom and 3 Bedrooms with Lighted Ceiling Fans and Walk-In Closets

**Note: This List is to the Best of the Sellers Knowledge and may Contain Inaccuracies**

