

# 3106 Pemberton Walk

## Features & Amenities

### **LISTING DETAILS:**

LIVING SPACE: 2,493 SQ FT (PER APPRAISAL DISTRICT)  
LOT SIZE: 1,728 SQ FT (PER APPRAISAL DISTRICT)  
BEDROOMS: 3  
BATHROOMS: 3.5  
YEAR Built: 2007 (PER APPRAISAL DISTRICT)  
SUBDIVISION: Pemberton Crescent Amd Place  
TYPE: FREESTANDING

### **1st Floor**

#### **ENTRY (16'x4')**

- Solid Wood Front Door
- Recessed Can Lighting
- High ceiling
- Travertine Flooring with Inset
- Wrought Iron Spindles
- Hand Stained Wood Treads & Hand Rail

#### **SECONDARY BEDROOM (18'x12')**

- New Plush Carpet
- Recessed Can Lighting
- Ceiling Fan
- Walk In Closet
- Backyard Access

#### **ON SUITE BATH (8'x7')**

- Travertine Tile Flooring
- Framed Mirror
- Oil Rubbed Bronze Fixtures
- Granite Countertop
- Tub/Shower Combination

### **BACKYARD**

- Extended Patio with Pavers
- Sprinkler System

### **2nd Floor**

#### **DINING ROOM (12'x 11')**

- High ceiling
- Recessed Can Lighting
- Hunter Douglas Blinds
- Wood Flooring
- Crown Molding

#### **LIVING ROOM (19'x16')**

- High Ceiling
- Recessed Can Lighting
- Hand Stained Wood Flooring
- Ceiling Fan
- Crown Molding
- Surround Sound
- Gas Fireplace with Tile Surround
- Built-in Cabinetry and Shelving
- Balcony with Sprinkler System for Planters

#### **HALF BATH (5'x5')**

- Recessed Lighting
- Pedestal Sink
- Framed Mirror
- Hand Stained Wood Flooring

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## **KITCHEN** (16' x 16')

- Bosch Stainless Steel Appliance Package with Gas Range
- Granite Countertops
- Travertine Backsplash
- 42" Cabinets
- Island with Storage
- Pendant Lighting over Breakfast Bar
- Stainless Steel Sink
- Brushed Nickel Faucet with Vegetable Sprayer
- Walk In Pantry
- Transom Windows
- Recessed Can Lighting
- Under Cabinet Lighting
- Hand Stained Wood Flooring

## **HONORABLE MENTIONS**

- Brand New Carpet Installed in Bedrooms
- Freshly Painted Stucco
- Fire/Smoke Alarms
- Balcony
- Fenced Backyard
- Gas Log Fireplace
- Wall Safe
- Tankless Water Heater
- Large Utility Room

## **3rd Floor**

### **SECONDARY BEDROOM** (14' X 11')

- Plush New Carpet
- Ceiling Fan with Light Kit

### **OWNER'S SUITE** (20' x 15')

- Brand New Carpet
- Crown Molding
- Transom Windows
- Ceiling Fan with Light Kit
- Recessed Reading Lights
- Balcony

### **ON SUITE OWNER'S BATH** (12'x10')

- Framed Mirrors
- Double Sink Vanity with Drawer Storage
- Whirlpool Jetted Tub
- Walk In Shower with Hand Sprayer
- Oil Rubbed Bronze Fixtures
- Private Water Closet with Storage
- Travertine Tile Flooring
- 2 Closets

### **UTILITY** (8'x5')

- Gas and Electric Dryer Connections
- Hang Bar over Dryer
- Conveniently Located by Owner Suite

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