

2610 Fontana Drive (2,742 sq. ft home, 8,800 sq. ft. lot)

This luxurious and spacious home features 4 bedrooms, 2.5 bathrooms and a study. Sitting on quiet cul-de-sac in Spring Shadows, it is near many dining options, great schools, parks, churches, Memorial City Tower, highways, and shopping (Memorial City Mall, City Centre and Town & Country).

NEVER FLOODED.

This remodel rivals new homes w/many upgrades including:

Interior (Upgrades occurred in 2019 unless otherwise stated)

- Open floor plan
- Private study with glass paned french doors
- Covered patio with soaring ceiling
- Site-built custom cabinets w/ soft close hardware in kitchen and bathrooms
- Calacatta quartz countertops with squared edge in kitchen and bathrooms
- European Oak wood floors throughout (no carpet)
- Custom built-ins: Living Area wall unit, mudroom bench/storage
- Modern square-edged baseboards, door/window trim and closet shelving throughout
- Modern two-panel interior doors throughout
- 8' french doors leading to backyard
- Brass chandelier in Dining Room
- Marble-look tile in bathrooms
- Decorative cement tile in Utility Room
- All surfaces repainted
- Frameless shower glass in master
- PEX plumbing supply lines throughout (2018)
- Electrical system upgrades
- HVAC upgrades
- Replaced water heater
- Replaced all toilets
- Recessed lighting throughout
- Modern stylish mirrors, lighting and plumbing fixtures throughout
- Modern and stylish cabinet/drawer hardware throughout
- Black door handles throughout
- Stand-alone tub in master bathroom

- Modern ceiling fans in all bedrooms and study
- Full appliance suite including:
 - LG stainless steel french door refrigerator (not included; but negotiable)
 - LG stainless steel dishwasher
 - LG stainless steel double oven
 - LG stainless steel microwave
 - Whirlpool Washer and Dryer (not included; but negotiable)

Exterior (Upgrades occurred in 2019 unless otherwise stated)

- Added covered patio
- Replaced roof
- Replaced exterior siding
- Replaced gutters
- Westhighland White and Black Magic paint
- Mahogany front door with glass panels
- Recessed lighting and fixtures
- Yard drainage
- Low E bronze (black) windows with grids and interior casing
- Replaced fence surround
- Added electric driveway gate with remotes
- Replaced entry gate
- Replaced garage door opener
- Fresh sod
- Removed dying trees, pruned remaining
- Fresh/clean landscaping