

# WELCOME TO YOUR NEW HOME!

14003 Barrington Fairway



- *Gas lamps at entry and gas lamp post at walk-way.*
- *Eight-foot double door entry.*
- *Double-wide rod iron gate for additional parking.*
- *Huge yard with room for pool.*
- *Full yard sprinkler system.*
- *Summer kitchen with built-in grill, mini fridge and storage.*
- *Large covered patio with fans, sound and tv connection.*
- *Double door entry to foyer with subtle faux finish.*
- *Formal dining with subtle faux finish, rope lighting and speaker pre-wiring.*
- *Light and bright study with built-ins and fresh paint (2020).*
- *Family room with new hard wood floors (2018), fresh paint (2018), direct vent fireplace, built-ins, 5.1 sound system set-up, custom cabinets with glass shelves and lighting and coffered ceiling with rope lighting.*
- *Large kitchen with island and 5 burner flat surface cooktop, retractable vent, new Bosch dishwasher (2019), wine fridge, reverse osmosis water filter, high end cabinets, under cabinet lighting, appliance garage, black galaxy granite counters, new back splash (2018), custom lighting and walk-in pantry.*
- *Two bedrooms down. Second bedroom has fresh paint (2020).*
- *Large primary bedroom has a sitting area and features a coffered ceiling with rope lighting and speakers.*

- *Primary bath has a Jacuzzi tub, his and her vanities, separate closets, large master shower with 2 shower heads and massage sprayers, built in speakers, built in ironing board, tv connection and hidden electrical connections to hide electric tooth brushes, shavers, etc., in custom cabinetry.*
- *Fourth bedroom is currently set up as a media room with projector, 5.1 sound and platform for raised media chairs. This room has a window behind the screen and closet. The platform can be removed and original carpet is intact underneath. The Jack and Jill bath currently has a refrigerator for beverages on the media room side.*
- *Dimmable lighting in most rooms.*
- *Large laundry room with gas and electric connections, sink, built in cabinets and space for freezer/refrigerator.*
- *Central vacuum with built in dust pan.*
- *Water softener system.*
- *Oversized 3 car garage with additional room for a golf cart, A/C, fan, built in storage and storage closet.*
- *Attic storage with walk in access.*
- *New A/C coils (2) (2018) and condenser (1) (2018).*
- *New roof (2020).*
- *French drains.*
- *Pest defense system.*
- *Double pane windows.*
- *New light pendants and breakfast light (2018).*
- *Builders custom home with so many elegant and useful features. Original owners have meticulously maintained the home and made many upgrades. Home is move-in ready!*
- *Barrington Woods is a family friendly close-knit enclave of custom homes where everyone knows your name! Every evening you will see the neighbors and their four-legged pets out walking in groups, catching up on daily news. The local sheriff that frequently patrols the area often stops to chat and give treats to the neighborhood dogs! The one-way access into the subdivision eliminates cut through traffic and keeps the area quiet. Parks are within walking distance as well as Campioni Restaurant (a favorite among the locals).*
- *\*Sellers will be selling primary bedroom set, breakfast table set, formal dining room set, and upstairs bedroom set (excluding bed).*

