

# 31 Star Fern Place

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: Dave Presnell in 1996
- ❖ Square Footage: 4,800 sqft
- ❖ Bedrooms: 4-5
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 3 car attached and oversized

### Notable Features:

- ❖ Completely remodeled
- ❖ European white oak engineered wood throughout
- ❖ All new toilets
- ❖ New cesarstone counters in bathrooms
- ❖ New sinks in all bathrooms
- ❖ New tile flooring in all bathrooms and utility room
- ❖ All new designer light fixtures and ceiling fans throughout
- ❖ New, soft neutral, paint throughout
- ❖ Finished out of attic space upstairs and added full bathroom
- ❖ Washer/dryer/fridge included
- ❖ Resurfaced pool
- ❖ New pool pump
- ❖ New professional landscaping in front and back
- ❖ New cabinetry in master bathroom
- ❖ New freestanding tub in master bathroom
- ❖ New walk-in shower in the master bathroom
- ❖ Huge walk-in closet with Cedar ceiling in the master
- ❖ New kitchen backsplash/hardware/painted cabinets/quartz counters
- ❖ Central vacuum
- ❖ Added two built-in wine chillers in butler's pantry
- ❖ New epoxy floor in garage
- ❖ Mosquito misting system
- ❖ Three new Trane AC units installed in 2009
- ❖ New HVAC system above garage installed in 2019