

# 4018 Paseo Royale Blvd.

## Features

- ❧ *Partners in Building custom 1-story home on just over 1 acre*
- ❧ *3 bedrooms, 2.5 bathrooms*
- ❧ *2-car attached garage with automatic door opener, additional parking pad for any future added garage space*
- ❧ *Double front doors open to foyer with a tray ceiling, crown molding, elegant chandelier and hardwood flooring*
- ❧ *Formal dining room features a high, tray ceiling with crown molding, wrought iron light fixture, plantation shutters and hardwood flooring*
- ❧ *Family room features a tray ceiling, crown molding, ceiling fan, recessed lighting, gaslog fireplace with stone surround, hardwood flooring and backyard views*
- ❧ *Beautiful kitchen features granite countertops, large island with extra storage, tile backsplash, corner pantry, high-end Jenn-Air stainless steel appliances, 6-burner gas cooktop with a griddle and under cabinet lighting*
- ❧ *Hidden room behind the bookcase off the sunroom.*
- ❧ *Master bedroom features a tray ceiling, crown molding, ceiling fan, plush carpet and en-suite bathroom*
- ❧ *Master bathroom is complete with a dual sink granite vanity, makeup counter, large whirlpool tub, separate shower with a bench, shelves and decorative tile inlay, large walk-in closet*
- ❧ *2 secondary bedrooms have high ceilings, ceiling fans, plush carpet and walk-in closets*
- ❧ *Jack 'n Jill bathroom connects both secondary bedrooms and has granite vanities and a tub/shower combination with decorative tile inlay*
- ❧ *Large utility room has a granite countertop, built-in shelves for extra storage and plantation shutters*
- ❧ *Neutral interior paint color throughout*
- ❧ *Large, private backyard with covered patio*
- ❧ *Back doors have hurricane proof glass*

- ⌘ *Home is stubbed-out for a generator and has generator pad*
- ⌘ *Home is plumbed for a water softener*
- ⌘ *Security cameras, DVD recorder, alarm system, glass breakage detectors*
- ⌘ *Large attic space*
- ⌘ *2 very quiet a/c units*
- ⌘ *Carbon monoxide detectors*
- ⌘ *Great neighborhood with good HOA*
- ⌘ *No neighborhood or street flooding*
- ⌘ *Home is built up another 14 inches from the foundation pad to sit high on property*
- ⌘ *Neighborhood lakes and fishing*
- ⌘ *Wonderful Lamar Consolidated schools just minutes away*
- ⌘ *Minutes from shopping, restaurants, Grand Parkway and Westpark Tollway*