

1822 Tannehill Drive

Timbergrove

Features List

- New Construction Smart House
 - 3194 sq ft. living space
 - 8214 sq ft. lot
 - 85x125 lot size
 - 4 bedrooms & 3 ½ Bathrooms
- Post Construction Appraisal over \$1M per seller.
- All LED lighting, powered by voice or phone via Alexa.
- 4 ft. fill with soil stabilizer on lot.
- Out of the 500 year flood zone.
- Foundation
 - 10"+ slab
 - Checkerboard slat (3x4)
 - Additional rebar slab
 - Cost was \$70K
- Electrical box
 - 14 gauge 300 amps
 - Fiber optic lines
 - Tubing pre-installed for additional lines. No drilling necessary.
 - Additional space for AC on 2nd floor.
- Roof
 - GAF Timberline Architectural Shingle
 - Radiant barrier on roof
- Acme brick exterior on all 4 sides per HOA.
- All sheathing is pressure treated plywood.
- Framing is all 2x6, all galvanized nails R19 in walls and R30 in ceiling.
- Windows are Pella 3 pane system
- All internal walls are insulated.
- Porch ceiling is 4x4 reinforced by 2x12.
- Completely sealed home.
- 6 ton 16 seer Trane AC.
- 1M gallon water filtration non salt system
- 60 gallon water heater
- Low humidity home
- No MDF
- Attic prepped for an 810 sq ft. build out for new homeowner. Sub floor installed.
- Plumbing, water lines, prep for AC.
- Architectural plans drawn for space.
- 2 car garage with 2 240v charging stations for hybrid/electric cars.



Not intended to solicit
currently listed properties.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy. However, Boulevard Realty does not guarantee it. Prospective buyers should carefully verify all information contained herein. Room sizes given are approximate.