

## 22726 Emily Park Features & Upgrades

- ❖ Downstairs A/C replaced May 2016
- ❖ Gas water heaters replaced March 2016
- ❖ Fence replaced May 2018
- ❖ Upstairs carpet replaced May 2017
- ❖ Kitchen remodeled (2010)—Thomasville cabinetry, granite counters, 5-burner G.E. Monogram gas cooktop, under-cabinet lighting, composite sink, Kitchenaid dishwasher
- ❖ Breakfast Room—Triple paned Andersen Eagle (E-series) sliding glass doors and picture windows; industrial cage light fixture
- ❖ Built-in wine bar made of exotic woods with remote lighting (located between family room & breakfast room)
- ❖ Family room: wired for surround sound with rear Klipsch speakers; gas log fireplace
- ❖ Outdoor Kitchen & patio: Lion Stainless grill, custom mahogany cabinetry, stack stone, slate flooring, tin ceiling, copper light fixtures, ceiling fan, granite counters & speakers
- ❖ Master bedroom updated 2016: Wood floors, changed baseboards; custom double barn doors to en-suite bath
- ❖ Master bath updated 2016: Remote controlled electric fireplace/heater; solid custom made doors including a pocket door with full length mirror; Kohler Comfort Height toilet; Oversized shower with seamless shower enclosure, bench seat & bronze rain head shower head with separate handheld spay; Custom made full extension cabinet with granite top & dual copper sinks; lighting: Pottery Barn Mia chandelier over whirlpool tub & Restoration Hardware sconces over vanity; glass block window over whirlpool tub; Container Store Elfa shelving system in master closet
- ❖ Gameroom: Triple paned Andersen Eagle series sliding glass doors; surround sound Klipsch speakers; plank laminate flooring; adjoining balcony with water barrier underneath to shield patio below
- ❖ Powder room: custom vanity with copper sink & granite counter; framed mirror
- ❖ Upstairs secondary bathroom (adjacent to gameroom): custom vanity with granite counters, large tiled shower
- ❖ Two floored walk-in attic areas
- ❖ Double pane windows; sprinklers front & back; gutters
- ❖ Nest thermostat and door bell with camera
- ❖ 3-car tandem garage with cabinet storage; wired for 220 and 110, extra lighting & fully insulated