

6222 Cheena Drive

Description

- Primary bedroom suite, upstairs
- Primary bedroom w/ADA compliant bathroom, main level
- 3 additional bedrooms, main level
- 3 full and 1 half bathrooms
- Spacious kitchen
- Dining room
- Family room
- Mud room/exercise studio
- Office
- Fireplace
- Porte Cochere and oversized 1-car garage
- Huge laundry/utility room
- Plentiful 3,650+sf
- Low maintenance landscaping front and back

Notable Highlights

Please note that not every room or feature is detailed below - just the parts that deserve a mention or explanation

FLOORS

- Entire main level offers stained concrete. Besides the ease of cleaning with a sweep and wet mop (no more stained carpet, no embedded allergens), the surface maintains a cool temperature during the hot months. And if stained concrete doesn't meet your style, it's install-ready for any other flooring type. Long-term maintenance might include buffing with wax to brighten the luster or light mist of a poly-type coating.

- Brand new cream carpet on the stairs, upper sitting area and upper master bedroom

KITCHEN

- Earth-tone granite countertops - color is African Canyon

- Kohler Neoroc matte black basin - here's what Kohler has to say about their sink - *Neoroc is as resilient as it is handsome, and it brings an eye-catching new look and feel to the kitchen. Neoroc is a beautiful rock-hard composite material that is designed especially to withstand years of use in the kitchen. The material's proprietary formula was created with durability at the forefront. Impact-, stain-, fade- and heat-resistant, Neoroc won't chip or scratch and can handle heat up to 750 degrees F.*

- Stainless steel appliances

- Kenmore Elite fridge
 - GE 5-burner gas cooktop
 - JennAir Multi-Mode Convection wall oven with touchscreen display - includes features like proofing, convection bake or roast or broil; yes, you can bake 2 trays of cookies at once!
 - Built-into-the-cabinet range hood with 2-speed fan
 - Whirlpool whisper quiet dishwasher
 - Pro-style faucet with built-in sprayer, power boost feature
 - Reverse osmosis filtered water at the sink, fridge and ice maker
- Solid wood cabinets with matching stainless pulls and handles, spacious drawers AND pantry
- Counters, backsplash and some appliances upgraded July 2020

PRIMARY BEDROOM (main level)

- Main level primary bedroom with private bathroom
- Zero tripping hazards - no room transitions, no shower curb
- Wheelchair width for entry into bathroom and shower
- Custom open-concept shower built for aging parents includes grab bars, wide bench, rainfall overhead shower w/sprayer attachment, handy location of faucet handle for times when a caregiver helps with showering, slip-resistant pebble tile flooring, double floor drains for easy cleanup
- Wall sink installed at height for wheelchair accessibility
- Pocket door without door lock (so mom can't lock herself inside bathroom)
- Motion sensor lighting - power switch is hidden in hall closet so that mom can't mistakenly turn it off

MAIN FLOOR BATHROOM

- New over-sized glass and tile shower with rainfall/sprayer polished nickel shower system
- Granite countertop with double sinks and polished nickel faucets
- Mixed metals lighting and accessories
- New window

WINDOWS

- Upgraded vinyl windows in dining room, 2 front bedrooms, main floor master and bathroom, hall bath and kitchen; Conservation Construction 2017. These are double pane with security locks that when engaged will allow the window to be opened about 4" and not any further.
- All other windows were installed when the addition was added in 2004 and are standard aluminum double pane windows
- All window coverings are cordless - we installed either energy-conserving cellular top-down bottom-up shades or 2" faux wood blinds

INTERIOR/EXTERIOR PAINT

- Sherwin Williams pro-grade paint
- The interior walls, doors and trim colors are consistent throughout, with the exception of the upper master bedroom
- The exterior Hardy siding and trim were freshly painted 2018; garage 2019. Homeowner will have plenty of paint for future touch-ups

ROOF/ATTIC SPACE

- New roof and all new rooftop components were installed June 2020
- Solar attic fan added 2018
- Radiant barrier paint (thermal barrier) and insulation. Attic access blanket added to improve energy conservation, 2018

PLUMBING

- New tankless hot water heater installed late 2019. The other hot water heater is the tank style, and was here when we moved in 2011 and still works great
- Cast iron pipes in the attic were upgraded to PEX pipes. These are the lines that provide water to the hall and down master bathrooms
- Sewer line from the hall and down master bathrooms has been replaced, and a clean-out installed

LAUNDRY ROOM

- Large separate interior room with plenty of space for your washer, dryer, an extra fridge or freezer, wine cooler, storage cabinets, or any creative way you could think to store stuff
- Utility sink, extra cabinets and counter space

FENCE

- Replaced the 8' cedar fence along the length of the backyard; Chambers Exterior, installer, Jan 2017
- Installed custom wrought iron/cedar electronic driveway gate (includes 2 remotes). Fresno Fence, installer, Dec 2013

LANDSCAPING

- Live Oaks
- Mountain Laurel - mature tree, very popular, grows native in Texas Hill Country
- Cape Honeysuckle
- Pride of Barbados
- T radescantia (Purple Queen)
- Fig
- Meyer Lemon
- Agave
- Philodendron

- Ginger
- Lantana
- Several other drought resistant perennials, pollinators
- Gardening is low maintenance in some areas and moderate in others. Only the front yard requires mowing of St Augustine grass
- Backyard paver-patio is perfect for outdoor entertaining, including posts and connectors to hang cafe lights
- Programmable outlets provide auto on/off for front porch lights and backyard cafe lights
- IMPORTANT element of the back yard is the swale drain! This feature serves to expel rainwater across the back yard, along the side yard and out to Cheena Dr. Such a simple concept, and easy to maintain. We recommend that about every other year, or as necessary, the homeowner reshape the swale and add pea gravel because eroded soil will collect in parts of the swale.