

# Ask the Sellers!

## Features 2023 Shadow Bend Dr

### **Exterior:**

Painted All exterior

Replaced all exterior doors

Smart and keyless entry at front door

Extensive front and back Landscaping with rocks, sod, seed, and plants

Painted storage shed

Exterior lights all replaced

Extra wide Oversized Driveway, walkway, and patio

Sprayed and treated fence

Automatic gate w/remotes

Foundation Restored / Lifetime Warranty

New Covered Gutters / Whole House

Added drain system to backyard.

### **Interior:**

#### **Kitchen:**

Stainless steel appliances wine fridge, exposed vent hood, dishwasher, double ovens, fridge

Beautiful Statuario Cervati Quartz

Stainless oversized sink and faucet

Custom designed wood cabinetry with ample cabinet and drawer space with soft close feature

Custom cabinetry with built ins for appliances, pantry, and large trash bin

Modern Black hardware pulls

Under Cabinet Lighting

Stainless Gas Cooktop in custom island

**Guest/Hall Bathrooms:**

Concrete Grey Quartz

New undermount rectangular sink (s)

Modern Black hardware pulls

Classic white subway tile shower and wall surround hall bath with charcoal grout

Designer tile for flooring

Classic Taupe Subway tile with Mosaic Tile Back Splash for accents

**Primary Bath:**

Luxurious Pietra Grey pattern quartz countertops

Luxurious

Large, enclosed shower

New mirrors and lighting

Custom designed vanity with black hardware

New toilet, 60" freestanding soaker tub and all plumbing hardware

Custom designed double under mount sinks with satin nickel

Massive primary bedroom closet with dresser style built in with ample mixed heights hanging space

**Laundry Room**

Extra storage added

Granite countertop for folding laundry

Cut out for laundry baskets

**General:**

Repainted all surfaces (ceilings, doors, sills, walls, closets, moldings)

Replaced all interior doors with contemporary panel look and black hardware

Andersen Windows

New Fans and light kits added to every bedroom

40 canned LED lights with dimmers added throughout all living and bedrooms areas

NEW HVAC System replaced with duct work

All carpeting and padding replaced in bedrooms

Updated electrical wiring and panel (all copper and ground)

Replacement of water supply lines with PEX (retired the galvanized lines)

Carson Gray Wood Plank Tile

New water heater and drip pan

4 walk in attic spaces on level 2 with one on the 1<sup>st</sup> floor off the master closet