

**List of Features and Updates
12914 Fox Arrow Ln**

Kitchen features stainless steel appliances.

Stone accent wall for chimney with solid wood beam

Wood floors throughout the entire house 1st floor and second floor.

Double crown molding throughout the first floor

Bay window in the master bedroom

His and hers closet

Remodeled half bath downstairs: New vanity, mirror, lamp and new tile floor and accent wall 2020

Spacious laundry room

Formal dining is currently being used as play room, and the wall is painted with a treasure map.

This wall can be painted back to a standard beige if the buyers prefer.

Upstairs has a family or office room

Secondary bedrooms have spacious closets, and vaulted ceilings.

Secondary bathroom updated with: new vanity with quartz countertop, new bathtub, and a spacious shower niche, mirrors and lamps and new tile floors and accent wall 2021

Updated lamps and fixtures

Garage Features ample storage installed 2019 and garage features epoxy floor.

Fence and pergola lighting, thermostats, doorbell and security cameras system connects directly to wifi and can be controlled with a smart device.

Flower Beds front and back with stones

Spacious shed storage

Back covered porch, beautiful pergola in the back patio built in 2019

Fence painted 2019

Side entrance pavers 2019

Exclusions:

The toilet seats from the half bath downstairs and the toilet seats from the toilet upstairs. Standard seats will be placed there. Special seats for potty train for seller's babies.

The hammock will be removed