

# 38422 Ofallon Mills

## Home/Neighborhood Features

### Home Features

1. Amazing floor plan featuring 5 Bedrooms with 4 Bedrooms Down/1 Up
2. Open Concept with High Ceilings
3. Formal Dining
4. Study with wall of built-ins
5. 4 full Bathrooms, Second bathrooms have ceiling high subway tile
6. Kitchen with large pantry and built-in Desk area
7. Large Master Suite with sitting area, dual sinks, and Spa Shower
8. Easy Slide drawers in bathrooms and kitchen
9. Mahogany Kitchen Cabinets
10. 6" Baseboards
11. 8' Doors on first floor
12. Plantation Shutters or Wood Shutters
13. Surround Sound throughout home
14. Gas log Fireplace
15. Tremendous walk-in Attic Space
16. Two Water Heaters (Gas)
17. Gas Stovetop
18. Granite Countertops in Kitchen and Bathrooms
19. Rainsoft Water Softener
20. Flooring
  - New Carpet in 1<sup>st</sup> floor bedrooms
  - Tile in bathrooms
  - Hardwoods in kitchen and main living areas

### Garage

1. Ceiling Storage racks
2. Extra Space for storage and freezer/refrigerator
3. Double wide Driveway

### Outdoor Amenities

1. Pool
  - Water Cooler (Gas)
  - Waterfall
  - Attached Hot Tub
2. Outdoor Speakers
3. Sprinkler System
4. Gas Line for Grilling
5. Covered Back Porch with Ceiling Fan

### Energy

1. Tinted, Double Paned Windows

2. Tech Shield (roof and exterior walls)
3. Blown-in Insulation in Attic
4. Energy efficient HVAC

### **Neighborhood Amenities**

1. Clubhouse
2. Gym
3. 2 Pools
4. 2 Splashpads
5. Basketball Court
6. Tennis Court
7. Many Parks and Playgrounds