

## 11506 Mullins

### *Special Features*

#### *Exterior*

- One story brick home
- Double car garage with elongated driveway
- Oversized yard with mature landscaping

#### *Interior*

- Neutral finishes
- Tile and wood laminate flooring
- Spacious rooms and versatile floorplan
- Large windows with great natural light
- Great storage

#### *Living Room (16' x 12')*

- Located off entry
- Open to dining room and family room
- Laminate wood floors
- Large window with great natural light

#### *Dining Room (12' x 10')*

- Located off kitchen and open to living room
- Wood laminate flooring
- Large window with great natural light

#### *Kitchen (11' x 9')*

- Granite counters
- Ample storage
- Tile flooring
- Ceiling fan with light

#### *Breakfast Room (9' x 8')*

- Located off kitchen
- Open to family room
- Tile floors
- Large window with great natural light

#### *Family Room (20' x 13')*

- Open to living room & breakfast area
- Laminate wood floors
- Ceiling fan with light
- Built in shelves
- Large windows with access to expansive patio large backyard

#### *Primary Bedroom (16' x 12')*

- Neutral finishes
- Large walk-in closet with built in shelves
- Carpet
- Large windows with great natural light

#### *Master Bath (8' x 6')*

- Neutral finishes
- Great counter space
- Tile floor and counters

#### *Secondary Bedroom (15' x 11')*

- Oversized room
- Carpet
- Ceiling fan with light

#### *Secondary Bedroom (12' x 11')*

- Spacious room
- Carpet
- Ceiling fan with light

#### *Guest Bath (12' x 7')*

- Neutral finishes
- Great counter space
- Built-in storage cabinet
- Shower/tub combo
- Tile floors and counters

#### *Updates/Repairs*

- Composition roof (replaced 2001)
- Hot water heater (replaced 2003)
- Extensive foundation repairs with transferrable lifetime warranty (2000 & 2012)
- Furnace replaced (2012)
- Under slab plumbing (replaced 2012)
- Concrete patio and drains (installed 2018)
- Breaker box (replaced 2019)
- Gutters (replaced 2019 est.)