

9807 Martha Springs Drive

## ***HIGHLIGHTS***

- \*4 Bedroom/3.5 Bath/2 Car Garage*
- \*Oversized Premium 80 Foot Wide Lot*
- \*Gated Community with Manned 24-7 Entry*
- \*Neighborhood Includes Two Lakes & a Playground*
- \*Stunning Designer Features Throughout Home*
- \*Extensive Landscaping & Hardscaping in Front & Back Yards*
- \*Resort-Style Heated Pool with Three Fountains & Fire Bowls*
- \*Spa with Multiple Jets & Infinity Waterfall Edge*
- \*Pool Includes Tanning Shelf or Splash Pad for the Kids*
- \*Pool Equipment Controlled from Anywhere with Pentair App*
- \*Outdoor Kitchen with Gas Grill, Sink & Refrigerator*
- \*Covered Patio & Pergola with Spacious Entertainment Area*
- \*Front Yard Includes Tiered Fountain & 4 Planter Bowls, All Tied to Upgraded Irrigation System*
- \*Generac 22kw Whole House Generator*
- \*Upgraded Drainage System Includes Gutters with Leaf Guards & Multiple In-Ground Drains That Exit to the Street*
- \*Safety Features Include 8-Zone Alarm System, Upgraded Fire Alarm, Upgraded Heat & Smoke Detector Systems, & Whole House Surge Protector*
- \*Savant Audio Visual Server System with Cat 5 Wiring Throughout Home, Controllable with Remotes from Any Room, Including In-Ceiling Speakers Inside & on Covered Patio*

- \*Formal Dining Room*
- \*Private Study Perfect for Working From Home*
- \*Great Room with Custom Built-In Shelves & Motorized Shades*
- \*Oversized Island in Kitchen*
- \*Upgraded Jenn-Air Appliances in Kitchen*
- \*Wet Bar with Sink & Built-In 48 Bottle Wine Refrigerator*
- \*Wine Racks with Storage for 216 Bottles*
- \*First Floor Primary Bedroom Suite with Expansive Closet*
- \*Primary Bath with Dual Vanities, Soaking Tub & Large Frameless Glass Shower with Dual Showerheads*
- \*Premium Quartz Countertops, Designer Tile, & Upgraded Plumbing Fixtures in Kitchen and All Baths*
- \*Custom Powder Room with Marble Vanity & Back-Lighted Mirror*
- \*Beautiful Hardwood Floors Throughout Downstairs*
- \*Upgraded Light Fixtures Throughout Downstairs*
- \*Upstairs Bedroom Suite with Tiled Shower & Walk-In Closet*
- \*Upstairs Game Room Stubbed out for Wet Bar*
- \*Two Incredible Storage Rooms Downstairs and Upstairs*
- \*Elfa Shelving for Storage in Study Closet & Upstairs Storage Room*
- \*California Closets Storage Solutions in Mudroom & Laundry Room*
- \*Custom Window Treatments & Solar Shades Throughout House*
- \*Two Rinnai On-Demand Tankless Water Heaters*
- \*Double Paned Low-E Windows*
- \*Zoned HVAC System with Two AC Units*