

154 W Shadowpoint Circle

Updates & Special Features

Characteristics:

- ❖ Square Footage: 3,092
- ❖ Bedrooms: 4
- ❖ Full baths: 3
- ❖ Half baths: 1
- ❖ # car garage: 2 car attached

Notable Features:

- ❖ Home redesigned by The Home Chic

- ❖ **Exterior:**
 - ❖ -Replaced broken fence boards and new fence at driveway with golf cart parking behind fence
 - ❖ -Painted entire exterior of home including brick/siding/trim to bright, inviting color
 - ❖ -Added double French doors off kitchen area in back
 - ❖ -Exterior lighting replaced with new modern look in front and back yard
 - ❖ -Tree and brush removal in front and back yard
 - ❖ -Concrete patio in backyard
 - ❖ -Entire yard completely redesigned by landscape designer, Grow Landscape
 - ❖ -New landscaping in front and back yard with new plants, flowers, grass, potted plants and black star gravel at entry
 - ❖ -Repaired sprinkler heads in front and backyard
 - ❖ -Replaced tile at front entry with slate
 - ❖ -Restored front door with paint and new glass insert
 - ❖ -Roof shingle repair as needed

- ❖ **Interior:**
 - ❖ -Hardwood Floor, European white oak 7" wide planks, light fresh color
 - ❖ -Designer tile floors in bathrooms
 - ❖ -Marble backsplash in kitchen and bar
 - ❖ -Fun patterned tile in the laundry room
 - ❖ -New carpet upstairs and on the stairs
 - ❖ -New paint throughout the house, all walls, trim, doors, baseboards, crown molding, cabinets and garage
 - ❖ -All new baseboards throughout the first floor
 - ❖ -Custom floor to ceiling cabinetry in the office
 - ❖ -Custom cabinetry at bar in living room, glass doors, quartz countertop and marble backsplash, wine storage and under counter wine cooler
 - ❖ -Custom cabinetry and lockers in laundry room
 - ❖ -Cabinet hardware in office, bathrooms, kitchen and laundry
 - ❖ -Double sided gas fireplace with floor to ceiling tile
 - ❖ -Redesigned staircase consisting of rod iron balusters, white oak posts and handrails to match the floors
 - ❖ -New door and cabinet hardware throughout
 - ❖ -Designer light fixtures, entry, office, kitchen and bathroom vanities
 - ❖ -New plumbing fixtures in all bathrooms at sinks and in showers
 - ❖ -New modern white ceiling fans throughout

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- ❖ -Additional can lights added to kitchen, laundry room, office, owner's bath
- ❖ -All new LED can lights throughout home
- ❖ -Quartz countertops in kitchen, laundry, owner's bath at vanity, window sill and tub niche and in all bathrooms upstairs
- ❖ -New pocket doors at laundry/kitchen area and upstairs bedroom
- ❖ -New attic door in garage

- ❖ **Owner's bathroom:**
- ❖ Complete renovation, new modern layout of shower and freestanding bathtub combo, glass shower enclosure, quartz, chrome plumbing fixtures, vanity lighting, new paint and tile flooring

- ❖ **Kitchen:**
- ❖ Complete renovation, new modern layout (which involves removing walls and adding beams), open concept with large island that allows for bar stool seating, custom cabinetry to the ceiling, self-closing hinges, shaker style doors, crown molding, marble backsplash, trash pull out, microwave below in island, custom cabinet for refrigerator, baking sheet storage above fridge, farmhouse sink, garbage disposal button, plugs at counter height, LED under cabinet lighting, custom white oak shiplap vent hood and all new appliances

- ❖ **Additional Items:**
- ❖ -Digital thermostats
- ❖ -New smoke and CO2 detectors
- ❖ -New garage door opener