



## **5622 Spellman**

### Facts & Features

#### **EXTERIOR**

- Brick surrounding home has been repaired
- Roof jacks replaced
- Gas fire pit
- Fresh mulch & landscaping
- Gated driveway with wrought iron gate
- New concrete drive way and patio

#### **INTERIOR**

- Solid core doors with brushed nickel hardware throughout
- Neutral paint throughout
- New plugs and switches throughout
- Replaced duct work and registers
- Cleaned coils (HVAC)
- New electrical wiring in kitchen, den, master bath, powder bath & laundry
- New R30 insulation in kitchen & den walls
- Replaced plumbing supply lines with PEX
- 40 gallon water heater
- Baseboards

#### **STUDY (12X12)**

- Two sets of French doors with locks
- Original oak floors refinished in ebony
- 2" blinds
- Could also be used as a formal living room
- Recessed lighting

#### **DEN/FAMILY ROOM (20X19)**

- Gorgeous cathedral ceiling in living room
- French doors
- Oversized 20"x20" stone-finish tile floors
- Ceiling fan with light kit
- Open to kitchen and breakfast room
- Wired for mounted TV in two places

#### **KITCHEN (12X11)**

- Custom espresso cabinetry
- Built-in wine rack
- Recessed lighting
- Oversized 20"x20" stone-finish tile floors

- White Spring granite countertops with custom backsplash
- Pendant Lighting over island
- Under-cabinet lighting
- Handmade stainless steel under-mount sink
- Frigidaire Professional Series stainless steel appliances
- Samsung stainless steel refrigerator, double door with slide out freezer
- Wine refrigerator
- 2" blinds

#### **BREAKFAST ROOM (13X9)**

- Recessed lighting
- Oversized 20"x20" stone-finish tile floors
- 2" blinds
- Custom bookshelves and cabinetry
- New rear door with built-in blinds

#### **DINING ROOM (12X12)**

- Original oak flooring refinished in ebony
- Brushed Nickel chandelier
- Recessed lights
- 2" blinds

#### **MASTER BEDROOM (15X13)**

- Original oak floors refinished in ebony
- 2" blinds
- Ceiling fan with light kit

#### **MASTER BATHROOM EN SUITE**

- Frameless glass shower door
- Designer chosen tile work finished to ceiling
- His & her vanity sinks
- Moen, brushed nickel-finish fixtures
- Private water closet
- Walk-in closet with new carpet
- Custom off-white cabinetry
- Orlando Gold granite countertops
- 12"x24" tile floors

#### **BEDROOM TWO (13X11)**

- Original wood floors refinished in ebony
- 2" blinds
- Ceiling fan with light kit



## **5622 Spellman**

### **Facts & Features**

- Double closet doors

#### **BEDROOM THREE (13X11)**

- Original wood floors refinished in ebony
- 2" blinds
- Ceiling fan with light kit
- Double closet doors

#### **BEDROOM FOUR (12X11)**

- Original wood floors refinished in ebony
- 2" blinds
- Ceiling fan with light kit
- Double closet doors

#### **HALL BATHROOM**

- Travertine tile floors and tub surround with inserts
- Custom cabinetry
- Orlando Gold granite countertops
- Steel Tub with porcelain finish
- Moen, brushed nickel-finish fixtures
- 2" blinds
- Recessed lighting

#### **POWDER BATHROOM**

*\*added for lifestyle improvement & convenience*

- Travertine tile floors
- Custom cabinetry
- White Spring granite countertops
- Vessel sink
- Brushed nickel-finish hardware & fixtures
- Recessed lighting

#### **UTILITY ROOM (5X5)**

*\*was relocated from breakfast room area to hallway for practicality*

- Orlando Gold granite countertops
- Travertine tile floors
- Recessed lighting
- Custom cabinetry