

## 4611 Merwin

### *Special Features*

#### *Exterior*

- Brick and wood structure
- Oversized 2-car detached garage
- Foundation work by previous owners with transferrable warranty
- Underslab plumbing & sewer lines replaced (2015)
- Additional two piers under Master Bath (2015)
- Exterior of House Painted (2016)
- Oversized private driveway replaced (2020)
- Driveway gate installed (2020)
- Garage door and opener replaced (2021)

#### *Interior*

- Spacious rooms with neutral finishes throughout
- Hardwood floors in living, dining, family, bedrooms and hallway
- Plantation shutters
- Replaced Hot Water Heater (2017)
- Replaced HVAC system and duct work (2017)
- Guest Bath Remodel - Quartz Countertops, sink, toilet, light fixtures, floor tile and accent tile replaced (2018)
- Primary Bath Remodel - Quartz Countertops, double glass shower with dual heads, marble tile in shower, custom double vanity, dual sinks, toilet (2018)
- LED recessed lights added in hallway, front living room, master bedroom (2018)
- Interior wall paint (2021)
- Attic door replaced (2021)

#### *Foyer*

- Spacious formal entry with coat closet
- Hardwood floors
- Neutral paint

#### *Living Room – (18' x 12')*

- Spacious room with large windows
- Plantation shutters
- Opens into dining room
- Crown molding
- Hardwood floors
- LED recessed lighting

#### *Dining Room – (11' x 11')*

- Opens to living room with easy access to kitchen
- Plantation shutters
- Crown molding
- Hardwood floors

#### *Kitchen – (11' x 11')*

- Custom cabinets
- Granite Counters
- Recessed lighting
- Plantation shutter
- Tile floors
- Kitchen Aid stainless steel gas range with stainless steel vent hood
- Kitchen Aid stainless steel refrigerator
- Built-in Sharp stainless steel microwave
- Kitchen Aid stainless steel dishwasher
- Open to breakfast area

#### *Breakfast Area – (11' x 8')*

- Open to kitchen and family room
- Entry/Exit to driveway
- Plantation shutters
- Tile flooring
- Neutral paint

#### *Family Room – (19' x 12')*

- Great natural light
- Custom built-in cabinets
- Crown molding
- Hardwood floors
- Recessed lighting and ceiling fan/light

#### *Sunroom – (19' x 16')*

- Oversized windows on exterior walls
- Tile floors
- Expansive storage closet
- Washer/Dryer connections
- Entry/Exit to patio

*Primary Bedroom – (15' x 12')*

- Oversized room located at the back of house
- Great natural light
- Plantation shutters
- Wall of closets
- Hardwood floors
- LED recessed lighting and ceiling fan/light

*Primary Bath – (11' x 5')*

- Remodeled in 2018 and expanded to incorporate double glass, dual head, walk-in shower
- Quartz Countertops
- Plantation Shutters
- Marble tile flooring and accents
- Custom double vanity with dual sinks
- Toilet replaced
- Sinks replaced
- Light fixtures replaced
- Mirrors replaced

*Guest Bedroom – (13' x 12')*

- Located off front of house
- Great natural light
- Plantation shutters
- Hardwood floors
- Ceiling fan/light

*Guest Bedroom – (12' x 10')*

- Located off side of house
- Built in murphy bed, shelving and desk
- Great natural light
- Plantation shutters
- Hardwood floors
- Ceiling fan/light

*Guest Bathroom – (12' x 7')*

- Remodeled in 2018
- Spacious bathroom with shower/tub combo
- Quartz Countertops
- Plantation shutters
- Tile flooring and accents replaced
- Toilet replaced
- Sink replaced
- Light fixtures replaced
- Mirror replaced