

**1302 FOXWOOD RD  
FEATURES & UPGRADES**

**HARDWOODS IN LIVING ROOM, DINING ROOM, DEN AND HALLWAY.**

**TILE IN FOYER, KITCHEN, BATHROOMS, LAUNDRY ROOM**

**BEDROOMS HAVE HARDWOODS UNDER THE CARPET.**

**REMODELED KITCHEN IS HUGE AND OPENS TO DEN. FEATURES CORIAN COUNTERTOPS, DOUBLE PORCELAIN SINK, BREAKFAST BAR AND LOTS OF COUNTER AND CABINET SPACE, AND BREAKFAST AREA.**

**ROOMY DEN OVERLOOKING BACK YARD AND OPENS TO KITCHEN. SPEAKERS AND BUILT-INS INCLUDED.**

**ALL ROOMS ARE SPACIOUS, INCLUDING EXTRA LARGE ENTRY FOYER.**

**BACK HALL IS ALSO EXTRA LARGE WITH NOOK. CUSTOM AMISH BUILT ROLLTOP DESK IN NOOK IS INCLUDED. GREAT FOR SECOND OFFICE OR STUDYING.**

**HALL BATH HAS BEEN UPDATED WITH GRANITE COUNTERS, UNDERMOUNT SINK, FIXTURES AND FRAMELESS SHOWER DOOR**

**10 ZONE SPRINKLER SYSTEM**

**LARGE LAUNDRY ROOM IN HOUSE WITH BUILT INS.**

**ENERGY EFFICIENT DOUBLE PANE INSULATED WINDOWS**

**TRIPLE PANE PELLA SLIDING GLASS DOORS WITH BUILT IN BLINDS IN DEN OVERLOOKING BACKYARD**

**DETACHED 2 CAR GARAGE IS AIR CONDITIONED AND INSULATED, PLUS FEATURES ADDITIONAL OVERHEAD DOOR IN BACK OF GARAGE, LEADING TO PATIO**

**BACKYARD PATIO GARAGE EXTENSION WITH HOT TUB, INCLUDED**

**LARGE RECREATIONAL AREA IN BACK WITH PLENTY OF PATIO AND GREEN SPACE.**

**WASHER AND DRYER INCLUDED, AND ARE FAIRLY NEW.**

**FRIDGE INCLUDED.**

**6 CAMERA NIGHT OWL APP ENABLED VIDEO CAMERA SYSTEM**

**WIRELESS SECURITY ALARM SYSTEM**

**NATURAL GAS BACK GENERATOR PROVISIONS--IE., SEPARATE 100 AMPERE PANEL AND AUTOMATIC TRANSFER SWITCH WILL REMAIN. ACTUAL GENERATOR IS EXCLUDED.**

**2 STAGE CENTRAL AC**

**2 ZONE TANKLESS NATURAL GAS HOT WATER SYSTEM**

**MODERN SQUARE D BRAND 200 AMPERE ELECTRICAL PANEL LOCATED IN THE HOUSE.**

**ATTIC IS DECKED FOR STORAGE AND HAS RADIANT BARRIER.**

**ALL UTILITIES FED FROM UNDERGROUND TO HOUSE**

**NEVER FLOODED**

**MOSQUITO MISTING SYSTEM IN BACKYARD**

**GREAT COMMUNITY WITH TWO PARKS WITHIN WALKING DISTANCE.**