

# Home features and improvements 1531 Sheltering Oaks:

¼ mile walk to lake from private access to greenbelt trails

Plantation shutters

Butler's pantry

Built-in Speakers in living room

Custom built-ins living, study, and game room, plus built-in desk near kitchen

Crown molding, 6in baseboards

Covered front porch

Luxury wood tile in master and master bathroom all remodeled in 2016

Microsilk tub in master bathroom

HVAC and Heater replaced 2016

Pool redone (pebble tech & fountains) 2015

Landscaping 2021

Replaced water heaters 2017

Dishwasher replaced 2016

3 car garage

Sprinkler system

Extra wide staircase

Standing room attic storage

High quality roof with recent inspection and quality certification