

2 Gallant Oak Place Updates & Special Features

Characteristics:

- ❖ Builder & year: David Weekley in 1995
- ❖ Square Footage: 3,887
- ❖ Bedrooms: 5
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ Garage: 2 car attached

Notable Features:

- ❖ New 5 Ton Amana AC in July 2021
 - First floor AC and heater. Variable speed, set temp control for one of two areas. Ours is for primary bedroom at night and primary control by stairs during the day. Controls allow for total automatic settings so you set once and forget
- ❖ Three ton AC and heater installed in July 2020
- ❖ Recent improvements
 - Kitchen remodel: Beautiful granite counters, gas stove top, and farm sink
 - Luxurious primary bath and walk in closet: Double walk-in shower with easy access and additional support bars
 - Garage paint, epoxy on floors. All ceiling piping wrapped with heavy duty insulation
 - Recently refinished large wood plank deck
 - All first floors and stairway replaced with wide plank beautiful Old Charleston hickory flooring from UA floors, one of the most durable engineered wood floors offered
 - New Samsung refrigerator with computer display
 - Second floor completely re-carpeted
- ❖ Improvements over time
 - Third car garage converted to new room with full bath used as office and extra setting area – French doors to deck and French doors connecting to family room
 - Attic area converted to beautiful children bedroom and/or playroom – three storage areas with doors
 - Yard has been lovingly cared for with fruit trees, banana trees, grape vines and many other plants
 - Rinnal tankless water heater – you never run out of hot water
- ❖ Vizio 65" TV included with home
 - Razor LED Smart TV with Theatre 3D, 1080p Full HD, 4 HDMI ports
- ❖ Pool Equipment
 - Polaris P39 purchased from Leslies Pool and Equipment for \$974 with 2 year warranty
 - Jandy Pro Series gas-fired pool and spa heater installed by Executive Pool Service