

# 22510 Bryan Pond Features and Upgrades

4/5 bedroom 3.5 bath 3 car garage

Lot: Corner and on a Cul-de-sac

Media/Bedroom - converted to media room, insulated the walls for sound, surround sound speakers installed

Chlorine pool, recently put in this last year, two gas burning fire bowls, cool decking, 10 X 10 covered patio, outdoor speakers, two spots around the pool for umbrellas, tanning ledge, LED changing light in the pool, energy efficient pool equipment, patio furniture included (table for 6 people, umbrella, 2 loungers, storage box)

Upgraded tile, wood flooring on first floor, carpet on the upstairs

Primary bath, garden tub, his/her closets, updated tile, rainshower and shower seat

Front and back gutters

Garage epoxy flooring, and baseboards for a completely finished garage look.

Extended the driveway and added an in ground adjustable basketball goal.

Covered front porch

Smart Doorbell (additional cameras will not stay)

Nest Thermostat

Sprinkler System

Crown molding

Wrought iron staircase spindles

Window seat in kitchen

Huge island

All bedrooms have huge walk-in closets

All showers include in wall shower shelf for products

Home Office

Formal Dining Room

Gas fireplace in family room

2 water heaters

Walk-in access to attic

Additional Attic Space in Garage