

17307 Blanton Forest Drive

COMPASS

The Groves



House Overview

Bedrooms	4
Baths	3 Full + 1 Half
Square Feet	3,252 Square Feet
Lot Size	7,922 Square Feet
Year Built	2015
Garage	2-Car Attached

Entry

- 2-Story Ceiling
- Crown Molding
- Recessed Lighting
- Chandelier
- Designer Tile Flooring

Formal Dining

- Crown Molding
- High Tray Ceiling
- Designer Chandelier with Dimmer
- Designer Tile Flooring

Family Room

- High Ceiling
- Crown Molding
- Recessed Lighting
- Ceiling Fan
- Wall of Windows Overlooking Backyard
- Cast Stone Gas Fireplace with Remote Control
- Floor Plug
- Designer Tile Flooring

Powder Room

- Framed Mirror
- Porcelain Pedestal Sink
- Designer Tile Flooring

Kitchen

- High Ceiling
- Crown Molding
- Recessed Lighting
- Pendant Lighting
- 42" Stained Cabinets
- Under Cabinet Lighting
- Natural Stone Herringbone Backsplash
- Exotic Granite Countertops
- Oversized Island
- Gourmet Oil-Rubbed Bronze Pull-Out Faucet
- Deep Stainless Steel Double Basin Under Mount Sink
- Insulated Garbage Disposal
- Stainless Steel Appliances
- Refrigerator
- Gas Cooktop with Sealed Burners
- Oven
- Microwave
- Dishwasher
- Walk-In Pantry
- Breakfast Room
- Designer Tile Flooring

Utility Room

- Connected to Primary Suite through Closet
- Stained Wood Cabinets with Extra Shelving
- Freezer Space
- Designer Tile Flooring

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Study

- High Ceiling
- Crown Molding
- Wooden Ceiling Beams
- Ceiling Fan
- Custom Glass French Doors
- Hand-Scraped Hardwood Flooring

Primary Bedroom

- High Tray Ceiling
- Crown Molding
- Recessed Lighting
- Ceiling Fan
- Carpet Flooring

Primary Bathroom

- High Ceiling
- Crown Molding
- Recessed Lighting
- Opaque Rain Glass Window
- Framed Mirrors
- Double Vanities and Sinks
- Exotic Granite Countertops
- Recessed Shower with Mesh Tile Flooring
- Garden Tub with Therapeutic Jets
- Walk-In Closet with Built-Ins
- Designer Tile Flooring

Guest Suite

- High Tray Ceiling
- Crown Molding
- Recessed Lighting
- Ceiling Fan
- New Carpet Flooring
- En-Suite Bathroom with Standalone Shower

Secondary Bedrooms

- Recessed Lighting
- Ceiling Fans
- New Carpet Flooring

Secondary Bathroom

- Framed Mirror
- Granite Countertops
- Tub/Shower Combo
- Designer Tile Flooring

Game Room

- Recessed Lighting
- Ceiling Fan
- Prewired for Surround Sound
- Carpet Flooring

Exterior Features

- Extended Covered Patio Prewired for Speakers
- Outlets Installed in Soffits for Christmas Lights
- Landscape Lighting
- Floodlight Installed at Rear
- Underground Sprinkler System

Other Features

- Whole House Generac Generator - Worth Over \$10,000
- Whole House IQ Air Filtration System (as Used in Hospitals) - Worth Over \$10,000
- 8' Raised Panel Interior Doors Downstairs
- Decora Rocker Switches Throughout
- Custom Blinds Throughout
- Metal Stair Balusters
- 2-Car Garage with 5' Extension, Fresh Paint, and Epoxy Flooring



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