



APRIL EDWARDS
REALTOR

Important Features & Improvements for 66 Stone Springs Circle

- Well-maintained Tom Cox Custom home on Expansive Wooded and Private 17,039 Square Foot Lot with views of the Palmer Golf Course and pond across the street
- New Exterior Paint (late 2021)
- New Interior Wall Paint in a lot of the home (2022)
- Anderson dual-pane windows & doors (except over Primary Bath tub and Primary Bedroom windows)
- Covered Front Porch and Double Entry Solid Wood Front Door
- Grand Foyer with Curved Staircase, Wood Flooring and views of the Backyard
- Formal Living Room has Gas Log Fireplace with Wood Mantle and Surround, Wood Flooring and a view of the back yard and pool through a large bay window
- Formal Dining Room connects to the Kitchen through the Butler's Pantry and has Tray Ceiling with room for large table and additional furniture

- First Floor Primary Bedroom with En-Suite Bathroom has Built-in Cabinetry with views and access to the beautiful backyard patio and pool/spa
- Remodeled Primary Bath with Frameless Shower and Dual Entry Doors, Soaking Tub, Granite Counters and 20" Tile Flooring, Separate Closets with Built-ins and Separate Sink Areas, one with an Extended Vanity
- Chef's Kitchen opens to Family Room, has Double Tray Ceiling(12' & 14'), Black Soapstone Counters, Under Cabinet Lighting, Apron Sink, Gas 4-Burner Stove, Built-in Subzero Fridge & Freezer, and Large Island with Storage under Breakfast Bar and Seating for 4+ barstools
- Family Room off Kitchen has Wood Floors, Tray Ceiling(14' & 16'), Gas Log Fireplace, Built-ins including TV with views of Backyard and Pool
- Butler's Pantry conveniently connects the Kitchen to the Formal Dining Room and has a Bar Area complete with a Wine Fridge, Sink, Soapstone counters, Wood Cabinetry with Lots of Storage and Glass Door Fronts for showing off your stemware
- Large Laundry/Mud Room off Kitchen has Sink, Desk with Window and LOTS of Built-ins for Storage
- Additional Stairs off Kitchen lead to Game Room and additional bedrooms and has stair step lighting along wall
- Two Half Baths downstairs off Foyer and Kitchen
- Plantation Shutters, Crown Molding and Ceiling fans throughout most of the home

- Wood & Tile Flooring throughout home with carpet only in bedrooms and Game Room
- Private Study has Floor-to-Ceiling Built-in Wood Bookshelves & Cabinets with Gas Log Fireplace
- Large Game Room with Coffered Ceiling and Two Walk-in Closets, could be 5th Bedroom
- Secondary Bedroom Two has Tray Ceiling, Built-in Desk with Storage above, Window Seat with Bookshelves & Walk-in Closet
- Secondary Bedroom Three has Tray Ceiling, Window Seat with Bookshelves & Walk-in Closet
- Jack & Jill Bathroom connects two secondary bedrooms upstairs
- Private En-suite Bath connects to fourth Secondary Bedroom with Walk-in Closet and Balcony access overlooking the front yard
- Upstairs Attic has Full-size Walk-in Door entrance with decking for additional Storage
- Oversized Attached Three Car Garage with Porte Cochere has Built-in Cabinets and additional parking on large driveway
- Replaced Electrical Panel (2014)
- Gutters with Gutter Guards around most of the home
- Travertine Decked Patio with Gas Firepit overlooks Pool with Waterfall & Spa (both resurfaced 2014)
- iAqualink Pool Automation Panel connects to an app you can use from your phone to control

- Separate Patio Area in Backyard with Paver Decking
- Wide Fenced Side Yard with Door Access to Garage and Paved Walkway to Backyard
- Private Lot with neighbors on only one side
- Walking distance to the Palmer Golf Course Clubhouse
- Just down the street from Highly Rated Galatas Elementary School and Cat Tail Park and a short drive to The John Cooper School and other schools
- EASY & QUICK access to Lake Woodlands Drive & I-45
- LOW Tax Rate of \$2.1984(2021)
- Smoke-free home
- NEVER FLOODED PER SELLER

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