

# Features & Updates

## FEATURES:

- Engineered foundation with 40 drilled builder piers
- Oversized 2 car garage (24 Ft deep w/ backyard access & 8 Ft garage door)
- Soaring 12 Ft ceilings
- 8ft interior doors
- Engineered hardwood floors
- Custom island in kitchen with granite
- Subway tile backsplash in kitchen
- Custom site-built cabinets w/lights
- Cosmo gas range oven w/ 5 burner cooktop
- Large laundry room w/storage
- SEER 16 HVAC
- Tankless Water Heater
- Pool sized back yard
- Extended Covered Rear Porch
- Custom archways
- Rear covered back porch w/ custom deck for entertaining
- Extra wide driveway
- Tall baseboards
- Private gated community with upscale amenities

## UPDATES:

- Whole house generator installed
- Upgraded all fans and kitchen & dining chandelier
- Added large front landscaping beds, borders, and plants
- Built-in shelving in master closet
- Installed window treatments
- Master bath cabinets, reconfigured, installed pullouts, enhanced storage
- Added gutters & French drain in back & side yard
- Installed side fence & gate
- Installed built-in shelving in garage plus electric outlet w/ deactivate circuit for fridge

**\*\*Exclusions: Built-in fridge in the garage excluded \*\***