

## **8102 Durklyn Ln**

### Neighborhood Ammenities:

- Trash is included in our maintenance fees (\$702/year)
- We have 2 pools - in back is a lap pool, by elementary at front is a splash pad and swim pool
- We have 2 tennis court areas - located by each pool
- Community 4th of July celebration with a parade and pool party
- Christmas lighting contest with prizes

HVAC System - 20 Seer Trane installed in 2016

Roof replaced - 2016

Windows were replaced and upgraded in 2014

### Plumbing:

- (2) tankless water heater heaters in attic - 1 dedicated to master bath only
- Whole house line replacement with copper and pex lines only in 2017
- Whole house water filtration/softener system - non salt

### Electrical:

- Whole house surge protector on breaker
- All electrical was updated in 2014

### Alarm System:

- heat sensors in house and garage attics that are tied into alarm system
- glass breakage in back of house
- fire alarms are hard wired to system
- 2 keypads located in house (1 upstairs/1 downstairs)
- 2 remote control fobs as well

Security cameras (5) w/ DVR and monitor

### Extras:

- Double radiance barrier on roof
- Full decking in attic with additional blown in insulation
- Additional shelving installed in bedroom closets
- Full bath has a multiport shower valve (regulard shower head, rainhead, and handheld) and a thermostatic valve
- Bamboo flooring upstairs
- Master Bedroom
  - Custom built ins (dresser, headboard, nights stands, and closets
  - Retractable tv
  - Moving book with bonus closet
  - All closets have motion detected lighting
- Master Bathroom

- Custom shower w/ thermostatic valve and multiport valve (regular shower head, body sprays, rainhead and handheld)
- Lighted, heated (anti-fog) mirror for shaving in shower
- Custom vanities with hidden storage
- Skylight

Custom staircase and railing

Stone work w/ built in electric fireplace in dining room - can be used with or without heat

Lighted kitchen pantry

Warming lights and fold down racks above stove

Custom built in desk area

Custom built in cabinets in family and bar area

Wet bar with wine cooler, ice maker and pullout liquor storage

Floating natural edged shelves with back lighting at fireplace

Custom built in cabinets with pull out in laundry room

Custom built in sink area in 1/2 bath

Garage has been framed out to support a 2nd story

Decking in garage attic

Finished drywall with cabinets in garage

(2) 220 plugs in garage

AC/Heat window unit in garage

Front and back overhead doors

Storage area behind garage with a 220 plug

Utility storage on right of garage

Custom gazebo with gas fire pit in backyard

Outdoor kitchen area

Down lighting in eaves on exterior of house - on built in timers

Automatic entry gate at driveway

Double sided fencing

Multiple outdoor water features