

PROPERTY INFORMATION SHEET
18 CRYSTAL CANYON PLACE

- ✓ 4 bedroom / 3.5 bathroom home by Highland Homes
- ✓ Located in Wilde Creek (Creekside Park) on a quiet street near col-de-sac and just a short walk to Creekside Forest Elementary School
- ✓ Prime lakefront parcel with privacy and direct lake access
- ✓ Large saltwater pool (converted in 2021), regularly and professionally serviced
- ✓ New Roof - CertainTeed Landmark IR shingle and diamond deck underlayment with transferable comprehensive warranty (2020)
- ✓ New HVAC – Daikin variable speed A/C condensers and furnaces (2 systems) with UV lights, WiFi smart thermostats, and transferable warranty (2020)
- ✓ New water heater - Navien whole home tankless water heater with transferrable warranty (2020)
- ✓ Fully renovated upstairs bathrooms, including Hansgrohe fixtures and frameless glass (2021)
- ✓ New 4-inch plantation shutters in master bedroom (2021)
- ✓ Outdoor kitchen with built-in Bull grill, natural stone countertop, and refrigerator
- ✓ Whole home water filtration system (2019), water softener/conditioning system (2019), and UV light filtration system (2021)
- ✓ Three-car garage with epoxy floors and new garage door tracks and hardware (2021)
- ✓ Spacious interior with large closets with hardwood shelving throughout
- ✓ Kitchen contains large island, granite countertops, upgraded cabinetry, new sink hardware, and GE monogram appliances including luxury built-in refrigerator and double oven (microwave functions as oven)
- ✓ Large media room converted into gym with rubber floors
- ✓ Woodwork features throughout, including crown molding in office, dining room, kitchen, living room, breakfast nook, entry way and master bedroom
- ✓ Hardwood floors and upgraded Shaw Berber carpet with upgraded memory carpet pad (2019)
- ✓ Recently painted with Sherwin Williams Emerald line of paint (2019)
- ✓ New lighting fixtures and ceiling fans throughout, including recessed LED lighting
- ✓ New modern toilets in all bathrooms, with upgraded sink and cabinet in powder room
- ✓ New electrical outlets (including some with USB) and faceplates throughout
- ✓ New modern brushed nickel door handles throughout
- ✓ Blown-in insulation and attic tent (2020)
- ✓ Updated landscaping (2021) and WiFi-controlled sprinkler system (2021)
- ✓ Entirely new gutters and downspouts around entire house (2020)
- ✓ Hardwired with cellular backup security system, including flood light cameras (2019)
- ✓ Never Flooded