



## Features List for 1714 Monarch Oaks

### Interior Features:

- Plantation shutters on front
- Real wood floors
- Gas fireplace with built ins
- JennAir double oven
- Viking range with vent hood rated for it 6 burners and griddle gas
- Custom cabinets with pull outs
- Wine fridge in kitchen
- Prep sink with copper and glass, single basin sink
- Walk in pantry with shelves and drawers, all adjustable
- Mudroom bench with storage by garage
- 3 car garage is insulated and finished
- Backup generator
- Smart sprinkler system, with app
- Two bedrooms on the first floor (great for mother-in-law suite, second playroom for small kids, etc)
- Second Primary suite upstairs will fit a king sized bed, HUGE closet with en-suite bath
- Media Room includes black out shade with projector equipment, 7 point surround sound system
- Downstairs AC REPLACED JUNE OF 2021 (both units and motors replaced)
- Solar powered vents in attic

### Exterior Features:

- Gas and wood fireplace, outdoor kitchen , speakers outside , second patio perfect for a firepit
- Ideal for the gardener enthusiast as the backyard features an herb garden, peach tree, avocado tree, blueberry bushes, blackberry bushes, drip irrigation system
- Underground drains
- Carriage house with a full bath - (man cave, future pool house, mother in law suite, wired for 220 volt, fence with gate for another driveway access if desired to be a 4.5 garage