

# REDFIN

## *13831 Carriage Walk Drive Features and Facts*

Bright and beautiful, unique courtyard and inviting atrium, open floorplan with split bedrooms  
Conveniently located nestled in a secure gated community in the heart of the Energy Corridor

- ❖ Gated courtyard entry
- ❖ Gas log fireplace surrounded by built in shelving with arched windows for natural light
- ❖ Bright central atrium with fountain, perfect for meditation or reading
- ❖ Enormous kitchen with abundant cabinetry and counter space
- ❖ Downdraft cooktop
- ❖ Incredible storage throughout the home, including a huge storage/craft room off the utility room
- ❖ The primary suite features coffered ceiling and private patio access
- ❖ Spacious dual closets in the large primary bathroom
- ❖ Oversized garage with plenty of space for a workbench or lawn equipment
- ❖ Roof was replaced in 2009
- ❖ Foundation was repaired in 11/2020 with transferrable warranty
- ❖ HVAC was recently serviced

The homeowner will have the carpet stretched prior to closing, but would alternatively offer a \$1000 credit at closing for the buyers if they prefer to select new flooring.

**This home has never flooded!**

All appliances will convey with the sale.