

WHAT I LOVE ABOUT 2207 FAIRWAY CIRCLE, GREEN TEE TERRACE  
(AND I THINK YOU WILL, TOO!)

- First, it's in Green Tee Terrace!! A wonderful, friendly, diversified, and well-cared-for community offering a beautiful and serenely active getaway from the nearby world.
- Right at the 13<sup>th</sup> green of the Golfcrest Golf Course, with beautiful views! (The property is separated from the course by a generous easement and a ravine, so no golfers hanging on the back fence.
- The garage has a golf cart pad with a back door egress, and you can drive directly onto the course via a small bridge three houses down.
- On a lovely cul-de-sac, but just one block off of busy Country Club Drive, with quick back access to Scarsdale Boulevard/45/Beltway
- House faces northwest, so great morning sun into the living room, breakfast room and kitchen. (30" soffits/gutters help to keep things cool inside)
- Upgrades and other important things done within the past 5 years:
  - 30-year rated roof & sheathing installed July 2017 - three weeks before Harvey!)
  - Floors replaced. Porcelain tile in living areas and bathrooms, plush carpet and padding in bedrooms. (Kitchen, breakfast, and laundry room tile are not new, but I purchased an additional 460sf of the same porcelain tile for future use - it's included.)
  - Navian Tankless Water Heater installed to replace former water tank. (You'll never run out of hot water! And great water pressure, too!)
  - All interior lights and fixtures except living room chandelier and dining room chandelier (din.rm. fixture not included in sale).
  - All new exterior light fixtures. Matching back lanterns are dawn-to-dusk low light fixtures, with motion detectors which bring them to full light. Front porch light timer.

- Garage door opener, whisper quiet with keypad and remotes
- New irrigation system controller. System is checked yearly, and all sprinkler heads were operative as of 4/15/22.
- All new insulated windows across the back of the house, as well as new full-view back door with full-view storm and screen inserts, (and bonus enclosed blinds add-on.)
- Renovations of kitchen, breakfast room, and living room bookcase, including upgrades of finishes and hardware of all cabinets, and installation of quartz countertops and bars.
- All new built-in kitchen appliances, including large wall ovens, high-end dual-drawer Fisher and Paykel dishwasher, GE smooth cooktop, and high efficiency, quiet garbage disposal.
- All new faucets throughout house, including kitchen, wet bar, bathroom sinks, and showers.
- New Low-flow toilets.
- Decora outlets and light switches added or to replace standard units in most places. You'll notice that I have also installed quite a few dimmers on light switches throughout the house, so you can create just the mood you want.
- All new walk-in shower in the master bathroom.
- New Cutler Hammer 200 amp breaker box.
- Restored and sealed double front doors, with new Kwikset hardware with Smart Key Security (I will leave the tools). Hardware is also under warranty for being weather resistant.
- Honeywell Wi-Fi thermostat with color touchscreen.
- Instapure under-sink filter for wet bar faucet.
- All new solid core interior doors throughout house.
- New paint throughout the house.
- HVAC has been serviced every spring and fall.
- Nest Protect wi-fi Integrated system - smoke alarms/CO detectors with verbal alarms and path lights.