

306 Lakeside Hills Drive  
Features to Highlight

Miscellaneous:

Instant-hot throughout home (recirculating pump)  
Spray foam insulation  
Insulated garage walls  
Wi-Fi Switches for lights and ceiling fans in upstairs bedrooms, master, island lights, outside lights  
Wi-Fi Garage Door Openers (Chamberlin)  
Wi-Fi Sprinkler System (Rachio 16 zone)  
Hardwire access points for expanded Wi-Fi capability (2 interior, 1 back patio)  
House pre-wired for speakers in almost every room (see attached PDF)  
All cabinets (kitchen, bath, pantry, mud) have soft-close hardware doors and drawers  
Polished Concrete 1<sup>st</sup> floor  
Tongue and groove Pine 2<sup>nd</sup> floor  
Custom iron railing and exposed I-beam architectural details  
Balcony with view of lake  
Motion (no-touch) flush toilets for cleanliness  
Electric fireplace with remote for aesthetics and/or heat  
Outdoor living with kitchen area (grill, single side burner, sink, small frig, storage cabinet)  
5<sup>th</sup> bedroom downstairs (currently an office)

Property:

1.43 acres  
Lake view  
Trees on each side of property provide privacy

Master Bed & Bath:

Lake view  
Walk-in shower with bench seat and hidden shelf  
Rain Shower Head  
Free-standing tub  
Large matching his and hers sink and counter

Master Closet:

Built-in wardrobe & shelving  
Built-in dresser drawers  
Built-in shoe display/shelves  
Laundry loop

Laundry Room:

Access to Master Closet  
Cabinet storage, shelving and countertops  
Sink (34x17x11)

### Garage:

Built-in Shelving all throughout  
Built in workbench area with cabinets  
Sink

### Mud Room:

“Lockers” (5) that match kitchen cabinetry  
Bench seating  
Shoe drawers & upper storage

### Kitchen:

Full size side-by-side fridge & freezer  
Nugget ice machine (aka “Sonic ice”)  
Monogram induction cooktop (heats faster than gas, but optional gas hookup available)  
Double oven  
Dekton quartz countertops  
Dishwasher hidden by cabinet panel  
Walk-in butler pantry  
Main sink (43x17x11) with 2 faucets (w/ lake view)  
Additional island prep sink  
Soft close cabinets/drawers  
Drawers provide access that cabinets do not  
Drawer within a drawer feature  
Island storage on both sides (seating for 6)

### Powder Bath:

Feature tile wall  
Outside access door

### Downstairs Bedroom:

Flexible space  
Murphy bed built in flush to wall (doesn't take up room like traditional Murphy bed)  
Private bath  
Large walk-in shower

### Upstairs:

Large bedrooms with spacious closets  
Jack & Jill bathroom with total of 1 shower, 2 toilets, 3 sinks  
Game Room with large closet  
Balcony with lake view