

# 5111 Briarbend Drive

## Special Features, Updates and Improvements

### Exterior

- Brick and wood structure
- Oversized 2-car attached garage
- Double-wide driveway
- Professional landscaping and lighting
- Two A/C units: one serves primary en suite (replaced 2022); the other main A/C unit (replaced 2013) serves the rest of the home
- Two Central Heat furnaces: one electric (replaced 2022) and one gas (replaced 2013)

### Interior

- Taken to outside studs, reconfigured and remodeled in 2013-2014
- Spacious rooms with upgraded finishes
- Hardwood floors in all rooms except bathrooms, mud room, and laundry room
- Custom lighting schemes throughout
- Double pane windows
- Crown molding throughout
- Custom Honeycomb blinds in most windows

### Family Room – (24' x 14')

- Expansive room with large windows
- French doors separate living spaces from mud room.
- Hardwood floors
- LED recessed lighting

### Dining Room – (14' x 14')

- Large window with 2" wood blinds
- Hardwood floors
- Elegant 8-light chandelier
- Barn door separates guest beds from living areas

### Kitchen – (14' x 13')

- Hardwood floors
- Custom Granite countertops
- Emser ceramic tile backsplash
- Custom mirrored built-in pantry
- Stainless Steel double-basin sink
- Stainless Steel gas cooktop, electric/convection oven, convection/microwave oven, and hood
- Under-cabinet lighting and outlet plugs

### Primary Bedroom – (16.5' x 14')

- Located at back of house
- Spacious room featuring large window with bench seating and Honeycomb blinds
- Approx. 16' x 6' walk-in closet
- Hardwood floors
- Tray ceiling

### Primary Bath – (11' x 10')

- Soaking tub
- Custom open/doorless shower with two shower heads, corner seat, and recessed shelf
- Granite countertop and tub surround
- Dual sinks
- Emser porcelain flooring, shower, and shower ceiling tile
- Upgraded faucets, showerheads, hardware
- Built on site custom cabinetry and drawers

### Guest Bedroom 1 – (13' x 12')

- Located off front of house; barn door separates guest hallway from living areas
- Spacious with two large windows for natural light
- North facing window with deep sill
- Two closets
- Hardwood floors

### Guest Bedroom 2 – (9.5' x 8.5')

- Located off front of house; barn door separates guest hallway from living areas
- Large window with Honeycomb blackout/light filtering blinds
- Hardwood floors

### Guest Bathroom – (8.5' x 5')

- Located off front of house
- Spacious with privacy glass window
- Granite countertop
- Built on site custom cabinetry/drawers
- Emser floor and tub surround tile
- Custom full length shower curtain

*5111 Briarbend Drive*  
*Special Features, Updates and Improvements*

*Updates/Improvements*

- Two A/C units: one serves primary en suite (replaced 2022); the other main A/C unit (replaced 2013) serves the rest of the home
- Two Central Heat furnaces: one electric (replaced 2022) and one gas (replaced 2013)
- Refreshed front and back landscaping (June 2022)
- Replaced and repainted exterior wood siding as recommended (June 2022)
- Fresh paint touch-up for interior of home (June 2022)
- Composition roof replaced (2021)
- Replaced back yard wood fencing with all adjoining neighbor's consent (2021)
- Installed two Ecobee digital thermostats (2021)
- Replaced pool heater (2020)
- Foundation leveled (2013)
- Under-slab and underground plumbing replaced with PVC (2013-2014). Interior plumbing replaced with flex pipe (2013-2014)
- Replumbed and Replastered pool and spa (2013-2014)
- Replaced Pool Polaris (2013-2014)
- Installed two main drains in pool per code and brought spa drain to code (2013-2014)
- Replaced pool equipment plumbing, pump, heater, skimmer, coping, decking, and timeclock (2013)
- Replaced electrical wiring throughout home (2013-2014)
- Breaker box updated to code (2013-2014)
- Replaced hot water heater (2013-2014)
- Replaced and/or refinished 3/4" wood flooring in kitchen, dining, family/living, hallways, study, bedrooms and closets (2013-2014)
- Custom cabinetry in kitchen, family room, study, utility/mud room, baths, closets, etc. built on site (2013-2014)
- Replaced insulation in attic and walls (2013-2014)
- Installed wood pergola on back patio (2013-2014)
- Installed double-pane windows & screens for entire home (2013-2014). Existing screens are in the garage.
- Crown molding installed in entire home (2013-2014)
- Installed attic flooring above garage (2013-2014)
- Installed automatic sprinkler system in front yard, front beds, back yard, back beds (2013-2014)
- Installed custom exterior lighting scheme on front porch and back patio (2013-2014)
- Installed custom interior lighting schemes throughout house (2013-2014)
- Installed gutters around perimeter of home (2013-2014)
- Installed Emser Autumn Lilac slate on front porch (2013-2014)
- Installed stone paver pool decking and patio (2013-2014)
- Installed owned security system (2013-2014)
- Installed living room, primary bedroom, and back patio integrated speaker system (2013-2014)
- Installed and painted doors for entire home (2013-2014)
- Replaced all door hardware (Baldwin front door handle set) entire home (2013-2014)
- Custom Honeycomb blinds installed in most windows (2013-2014)