

## 2108 Firestone Dr. - Owner's List of Features & Updates

### Exterior

- Plunge pool with rock waterfall and swim-in grotto, heater added October 2022
- Pool-side gazebo with ceiling fan
- Detached garage built out, Mr. Cool split a/c system, TV, soundbar and a roll-up door that opens to pool (currently used as man cave but can still be used as a fully-functional garage)
- Electronic, remote control driveway gate
- 3' hardwired driveway path lights
- Rock pond w/ waterfall
- Flagstone and approx. 4' x 6' area of pup grass/artificial turf
- Sprinkler system
- Stamped concrete driveway, walkways and around pool
- French drains
- Gutters around entire house, with leaf protectors, all drain into French drains
- Double-pane windows
- Entire property professionally landscaped, including behind garage
- Professional, hardwired landscape lighting in front and back
- Mature Magnolia trees with canister lights
- Whole-house water softening system

### Interior

- Fully updated interior
- Crown molding throughout entire home
- Updated ceiling fans, light fixtures, doors and hardware
- Updated flooring throughout, majority is scratch-resistant Armstrong engineered wood flooring – perfect for dogs and kids!
- Gas log fireplace
- New windows in kitchen, living room and sitting room; double-paned windows elsewhere
- Kitchen
  - 42" upper cabinets
  - Under-cabinet LED lighting, lighting around crown molding
  - Granite counters
  - Large island with electrical outlets and ample storage
  - Walk-in pantry
  - Apron-front sink
  - Reverse osmosis drinking water system/faucet that also runs to refrigerator/ice maker
  - Stainless steel appliances
  - Trash compactor
- Master Bedroom/Bathroom
  - Large master bedroom with his and hers walk-in closets
  - French doors open to pool and gazebo
  - Completely updated, large master bathroom – new tub, walk-in shower, cabinets, lighting etc.
- Formal living and dining rooms
- Bonus room
- Updated, spa-like secondary bathroom
- Brand new carpet in one secondary bedroom, Armstrong flooring in other
- Half bath completely updated
- Large laundry room with cabinetry
- New paint throughout