

16618 Cougar Falls Court

Reasons Why We This House

1. Home resides in an **elegant neighborhood** and is a **one-of-a-kind property** within a highly regarded and well-established community.
2. **Outdoor kitchen and sitting area** with Fireplace and TV. Ambiance includes wooden ceiling, hand-crafted brick & masonry work, and wine fridge. **Ideal for entertaining** large & small groups - watch TV, grill, and swim at your leisure.
3. **Primary bathroom** has been completely re-modeled and includes unique **"Car Wash" style shower** (a must see), expansive His/Her Walk-In Closets, and two separate Commodes!
4. **Cozy and intimate sitting room** just off the entrance with expansive view of backyard – has been one of our favorite places to relax.
5. **38kw Home Generator** – powerful enough for the entire home in the event of storm outages or unanticipated winter freezes.
6. **Perfect for Entertaining Family and Friends.** Kitchen overlooks family room with easy flow into Dining Room. Backyard has **Resort Style feel** with lots of deck space and a **Putting Green**. Lots of bedroom space for family or overnight guests.
7. **True 4 car garage with extra-wide driveway.** Ample room for your vehicles. Extra space for excess storage.
8. **3rd floor bedroom.** Surprise! An additional bedroom just above the second floor Media Room.
9. **Home Entertainment Rack System.** Whole house – inside and outside – custom sound system. Will convey if buyer is interested.