

## **5426 Merlins Trail - Features and Upgrades (\*per seller)**

Built in 2019 (per Appraisal District)

2,866 square feet (per Appraisal District)

Gated Community of Avalon at Sienna

4 Bedrooms | 3 Bathrooms

2 Bedrooms on 1<sup>st</sup> floor (Primary and Guest Suite w/ full bath)

2 car attached garage with additional driveway parking

Kitchen with stone countertops, 5-burner gas cooktop and stainless-steel appliances

Open concept Family Room, Kitchen and Breakfast Room

Formal Dining Room

**Samsung** stainless steel french door refrigerator/freezer included

**LG** full size front load washer and dryer included

**Culligan** whole home Water Filter

**AFWFilters** on demand whole home Water Softener

**iSpring Water Systems** reverse osmosis water filter at kitchen sink

**Honeywell Home** programmable thermostats with **Honeywell** remote temperature readers at Primary and Upstairs Bedroom

**Honeywell Residio** home monitor equipment

**Rainbird** Sprinkler System (full yard)

Tankless Water Heater

Radiant Attic Barrier

Whole home Dehumidifier

Large Gameroom/Bonus Room upstairs

Pre-wired for 7 surround speakers at Family Room and Game Room

Media Room upstairs

Large private backyard

Covered back patio with gas stub