

Notable Features + Amenities

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Updates

- New paint throughout (Oct 2022)
- New 1st floor A/C (Oct 2022)
- Replaced 2nd / 3rd floor A/C (2021)
- Replaced Hot Water Heater (Oct 2022)
- New 1st floor carpet in one secondary bedroom

Entry

- Wood stairs w/ (2) sets glass wall light fixtures
- Laundry closet (1st floor)
 - Double-doors
 - Ceiling light
 - Tile flooring
 - Maytag Washer/Dryer (2020) remains
- Recessed lighting
- Double-crown molding
- Travertine tile flooring

Secondary Bedroom/Study (13 x 11)

- Set of French windows w/ plantation shutters (one being a door opening to patio)
- Double-door closet
- Glass ceiling light sconce
- Crown molding
- Wood flooring

Hollywood Bathroom

- Granite counter
- Separate toilet area w/ shower/tub w/ tile surround, window w/ plantation shutters
- Brushed nickel fixtures
- Large framed mirror
- Recessed lighting
- Tile flooring

Secondary Bedroom (12 x 11)

- Large window w/ plantation shutters
- Double-door closet
- Glass ceiling light fixture
- Crown molding
- Carpet

Den (14 x 12) (2nd floor)

- (2) large windows w/ plantation shutters
- Opens to kitchen
- Ceiling fan
- Recessed lighting
- Double-crown molding
- Hardwoods

Kitchen (14 x 13) (2nd floor)

- Brookhaven solid maple cabinets
- Granite surfaces
- Brushed chrome hardware
- Island w/ built-in cabinetry below
- Tile backsplash
- (1) set glass cabinetry doors for display
- Study nook w/ shelving & cabinetry
- SS GE Profile oven w/ warming drawer
- (4) burner gas cooktop
- SS GE Profile refrigerator
- SS GE Profile microwave
- Pantry closet
- Window w/ plantation shutters
- Recessed lighting
- Double-crown molding
- Hardwoods

Dining Area (12 x 10) (2nd floor)

- Large window w/ plantation shutters
- Metal chandelier
- (2) recessed spotlights
- Double-door entry to kitchen
- Double-crown molding
- Hardwoods

Family Room (16 x 16) (2nd floor)

- (2) sets French windows w/ fanlights & plantation shutters
- Gas log fireplace w/ wood mantle & granite tile surround
- Shelving & cabinetry adjacent to fireplace
- Art light above fireplace
- Recessed lighting
- Double-crown molding
- Hardwoods

Powder Room (2nd floor)

- Brushed nickel hardware
- Porcelain pedestal sink
- Framed mirror
- Window w/ plantation shutters
- Recessed light
- Travertine tile flooring

Third Floor Landing

- Carpeted stairs w/ (2) sets glass wall light fixtures

cont'd on back

Primary Bedroom (20 x 15) (3rd floor)

- Large window w/ fanlight & plantation shutters
- Partially domed ceiling
- (2) walk-in closets
- Ceiling fan
- Recessed lighting
- Crown molding
- Carpet

Primary Bathroom (14 x 13)

- Granite surface
- Brushed nickel hardware
- Double-sinks w/ counter-to-ceiling framed mirror, glass light fixtures above sinks
- Jacuzzi tub w/ marble surround
- Separate glass-enclosed shower w/ marble/tile surround
- Linen closet
- Separate toilet area w/ cabinetry above
- Recessed lighting
- Crown molding
- Marble flooring

Patio (1st floor)

- Space for a grill & small patio table w/ chairs
- Greenery lining patio area, surrounding brick fence
- Slate stone decking

HOA Includes:

- Water
- Trash pickup
- Front yard landscaping (sans irrigation/plant replacement)
- Gated entry
- \$2700/year