

# 1107 Lashbrook Drive

Heathwood

Interior: 3,226 sq ft | Lot: 11,100 sq ft | Built 1982

## Interior

- Foyer is appointed with travertine tile, floor to ceiling windows and recent wireless motorized blinds (2022)
- 2 Vesta tankless gas water heaters (2022)
- Nugen Pure Water Systems Fusion XT whole house water softener
- 24kw Generac Whole House Gas Generator (2022)
- 2 HVAC units, including new Daikin HVAC 17 Seer (2022)
- Mudroom with custom built in cabinetry leads to the spacious utility room with direct access to backyard

## Living Room (25 x 18)

- Ceilings vault to 17' with wall of windows and French door that opens to pool and deck
- 8" White oak hardwood flooring
- Gas log fireplace trimmed with quartz and white wood mantle
- Hard wired with existing speakers installed
- TV alcove with built in cabinetry
- Powder bath
- Built in office nook with desk and cabinetry

## Kitchen (17 x 15)

- 9' ceilings with tons of natural light
- Floor to ceiling cabinetry
- Beautiful white quartz countertops with under-counter lighting
- 8" White oak hardwood flooring
- Kitchen island with gas cook top
- Breakfast room with wall of windows and sunroof

## Dining Room (14 x 14)

- 9' ceilings with large windows
- Custom built-in climate controlled wine cellar in solid Mahogany wood storing over 500 wine bottles
- 8" White oak hardwood flooring

## Primary Bedroom (18 x 15) & Bath

- Located on the first floor
- 9' Ceilings with wall of windows
- Sunroom off of primary bedroom with sliding glass doors to pool and deck
- Primary bath with a spacious walk in shower, multiple shower heads and double sink vanity
- Dual walk in closets

## Secondary Bedrooms / Baths

- Bedroom #2 has vaulted ceilings with large windows, en-suite with tub/shower combo and quartz countertops
- Bedroom #2 has a private balcony overlooking the backyard with glass slider doors (replaced in 2017)
- Hallway bathroom with direct access to bedroom #3 and bedroom #4; two vanities with quartz countertops
- Bedroom #3 features high vaulted ceilings and large windows
- Bedroom #4 is a spacious flex space with potential for office or game room & has two walk-in closets

## Exterior

- New Polaris Pool Sweep (2022)
- Private scenic views of and direct access from the back yard to the protected land adjacent to Terry Hershey Park
- New roof (2021)
- Wide paver stone driveway
- Flood policy in place until Jan 2024 and transferable to new owner

## Neighborhood

- Heathwood neighborhood includes a community pool, clubhouse, playgrounds, multi sport courts (tennis, basketball, and pickle ball)
- Terry Hershey Park has more than 20 miles of paved and single-track trails
- Neighborhood private security patrol