

## Welcome to Your New Home!

13 Bentwood Dr.



Most beautiful sunset looking out from the spacious living room windows

8-car tandem garage – including utility sink and cabinets/shelving- just installed epoxy painted the exterior and updated openers.

In-house Beam Complete Central Vacuum System with all attachments included

Generac generator system less than 1 year old

Laundry Shoot from 2<sup>nd</sup> floor directly to laundry room

Utility sink also in laundry room – built-in pull out ironing board

Rain Bird Sprinkler system for the lawn – also Bluetooth

Honeywell HVAC – also Bluetooth

Home Is Wired for Surround sound throughout

2 - A/C units: 1 unit is less than a year old, the other less than 4 years old – upgraded with UVC Germicidal HVAC UV Light & upgraded A/C filters & upgraded high-voltage capacitors on both A/C units

2 - Furnaces: both less than 4 years old

In-ground pool and jacuzzi-access to heat. New Pool Pump

New paint, lighting & bathroom/kitchen fixtures throughout the house

New ceramic tile flooring in living area, foyer, dining room, and front office/study

Kitchen has a lot of cabinet space, walk-in pantry and trash compactor

2 ovens – 1 is a convection oven

Built in Microwave – less than 1 year old

Island with an electric stove top can be converted to gas.

Brick & Remote-controlled gas fireplace

Bay windows in the master bedroom

Jacuzzi tub in master bedroom with spacious master closet

Bay windows with wooden shutters in dining room

Custom Wooden Shutters in the front office/study

In-law suite downstairs with full bath and walk-in closet

Beautiful curved staircase & additional spiral staircase off of the kitchen

Game room upstairs has a mini bar, sink, built-ins for wine glasses and a new mini refrigerator.

4 bedrooms & 2 full baths upstairs – 1 of the bedrooms upstairs has enclosed bathroom with walk-in closet

3 attic entries- 2 built out for additional storage.

Irrigation system

Please see attachment to listing.

Circular driveway

Oversized lot (1 ½ lots)

Fenced-in backyard

\*Ryobi Electric Riding lawn mower (negotiable) because you need it for the over-sized lot.

Survey and blue prints included

Inspection date 3/22/23

Listing Agent:

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