

Features & Upgrades

16711 Blue Shine Trail

- **Private gated community**
- **Crown molding**
- **Handicap accessible (wheelchair ramp in garage, lowered light switches, grab bars in both baths along with built in seat in showers.**
- **Tile and hardwood floors though out.**
- **Study could be used as a 3rd bedroom as it has both a window & closet.**
- **Private covered patio off breakfast room**
- **Zoned sprinkler system**
- **Roof replaced 3/21/2023.**
- **Additional blown in insulation.**
- **Generac guardian 130 AMP/16,000-watt generator**
- **A/C unit in attic replaced approx. 4 years ago.**