

Property Highlights & Upgrades:

519 Chestnut Reef Ct.

Property Overview:

- Year Built: 2021
- 1,529sqft
- Bedrooms: 3
- Bathrooms: 2 full
- 2 car attached garage
- No side or rear neighbors on a corner lot!

Property Highlights & Upgrades Completed By Current Owner:

ESTIMATED \$25,000 IN UPGRADES!

INTERIOR:

- Kitchen
 - Upgraded Appliances – LG ThinQ
 - Microwave offers an extended vent & additional rack for roasting
 - 5-burner gas stove boasts air fryer & slow cooker options
 - Dishwasher has a 3rd rack and does not have a heating element allowing plastics to be placed on ANY level
 - Refrigerator produces CRAFT ice in addition to traditional ice – fridge = negotiable
 - Upgraded kitchen faucet
 - Countertop switch to easily control garbage disposal
 - Custom hand-blown bubble glass pendant lights - \$1,700
 - Black modern hardware added
 - Garbage can cabinet with rollers
- Living Area
 - Custom measured motorized shades added in living area and non-motorized shades continue throughout the entire home - \$3,000
 - Electrical work done to snake cables through wall
 - Upgraded fan
- Utility Room
 - Built-in wine refrigerator
 - Additional countertop space added
- Bathrooms
 - All faucets and fixtures (sink and shower/tub) upgraded to black
 - Upgraded vanity lighting
 - Hardware in both bathrooms added to all cabinetry

- Primary Bedroom
 - Sliding barn door with soft close feature
 - Upgraded fan/light fixture
 - Shades added
- Secondary Bedrooms
 - Upgraded fan/light fixture
 - Shaded added
- Other
 - All interior doors (excluding closet doors) painted black
 - Upgraded foyer light
 - Upgraded door handles throughout entire home
 - SimpliSafe alarm system and video doorbell - negotiable

EXTERIOR:

- Garage
 - Ceiling overhead storage
 - Wall cabinet will remain with home
- Back Patio
 - Extended Back Patio - \$3,000
- Upgraded front porch light
- Fresh mulch
- Succulent garden

Builder Upgrades:

INTERIOR:

- Upgraded flooring to engineered hardwood - \$5,603
 - Engineered hardwood continued through primary bedroom and closet - \$3,467
- 5 windows in living room vs 2 standard
- Upgraded kitchen backsplash
- Level 3 kitchen cabinetry with added cabinetry above fridge
- Level 4 granite - \$2,600
- Upgraded single basin sink
- Oversized walk-in shower in primary bathroom
- Tile surround in secondary bathroom
- Tile shower pan in primary bathroom
- Comfort height toilets!

EXTERIOR:

- Covered patio
- Gas plumbed outside
- Upgraded front door

- Siding and garage door repainted prior to move in

Exclusions:

TV's/TV mounts located throughout home – negotiable
Refrigerator, washer/dryer - negotiable

Hot notes!

This property offers privacy galore featuring NO rear neighbor and only ONE side neighbor. The neighboring home's windows are 2-story windows that do not connect to living space!

All furniture, décor, and planters are negotiable (excluding gray chair in living area)!