

# Features and Improvements

## 9406 Denbury Way

### Interior Features and Improvements

#### **Foyer**

Space for entry table  
Coat and shoe closet  
Powder bath for guests  
Leads to dining room

#### **Dining Room**

Window seat overlooking front of home  
Plantation shutters  
Five light chandelier  
Storage closet  
Ample space for entertaining and a large table and hutch  
This space can be repurposed as a study or secondary living area if preferred

#### **Living Room**

Vaulted ceiling with sconce lighting  
Floor to ceiling wall of windows looking into the back patio oasis  
Door leading to back patio and garage  
Open to kitchen  
Space for a breakfast table and/or bar area if desired  
Brick hearth with electric fireplace which can be operated at light switch  
Recessed lighting and two fans for light and temperature control  
Wall mount for television  
Spacious under-stairs walk-in closet and storage  
Pet-door to access the back patio and turf without opening the door

#### **Kitchen**

Redesigned to offer an open concept with a 4x5 island for seating and prep space  
Light and bright white cabinetry with sleek granite counters, under mount stainless steel sink and a natural stone back splash  
Thoughtful custom cabinetry design with additions including a trash drawer, island pull out drawers, and sliding storage rack behind the fridge  
Stainless steel drawer and door pulls  
Dedicated pantry  
Pendant lighting  
Wall oven and custom microwave niche  
Electric cook top  
Upgraded stainless steel dishwasher

### **Utility Room**

Custom designed folding table above side by side front load washer and dryer hook-ups  
Hanging rod for drying items and racks for storage

### **Powder Bath**

Extended vanity with granite top and under mount sink  
Deep linen closet with laundry bin  
Upgraded plumbing and electrical fixtures  
Framed mirror

### **Staircase**

Extra-wide design with mid-way landing  
Wood look laminate flooring throughout first floor and staircase  
Upgraded wrought iron balusters with stained wood railing  
Space for artwork  
Open concept to allow a flow of light between the dining room, kitchen and living room  
Two top of stairs storage closets

### **Primary Suite**

Ample space for a King-sized bedroom suite  
Large windows overlooking front of home with bench seat and plantation shutters  
Crown molding  
Ceiling fan  
Wall mount for TV  
Neutral paint and carpet  
Dressing area with built-in dresser  
Spacious 9x6 walk in closet

### **En-suite bathroom**

Wood vanity with granite top and double sinks  
Double framed mirrors  
Upgraded walk-in shower with niche and glass enclosure  
Upgraded plumbing fixtures  
Upgraded lighting fixtures

### **Bedroom Two**

Large window with drapes and blinds  
Spacious walk-in-closet  
Ceiling fan  
Crown molding  
Neutral paint and carpet  
Wall mount for TV

**Bedroom Three**

Large window with drapes and blinds

Ceiling fan

Crown molding

Neutral paint and carpet

Existing closet converted to built-in desk with bookcase (closet doors available for conversion back to standard closet if desired by new owner)

**Guest Full Bath**

Granite vanity top with under mount sink

Framed mirror

Large Linen closet with laundry bin

Upgraded shower/tub combination with glass enclosure

Upgraded plumbing fixtures

Upgraded lighting fixtures

**Throughout**

Neutral Paint

Wood look flooring throughout main level

Neutral carpet throughout second level

Upgraded lighting fixtures

Upgraded plumbing fixtures

Upgraded door handles

Upgraded electrical switches and plugs

**Garage**

Two car garage with automatic opener

240v outlet in garage

MyQ Smart Garage Door Device (subscription/app required)

Over 200 square feet of bonus room with AC and lighting ideal for a home gym, hobby room, workshop or storage

## Exterior Improvements and Features

2018 30 year TPO Roof installed  
2019 new front door  
2019 Hardi siding and trim installed  
2019 Fresh exterior painting  
Coach lights at front entry  
Ring doorbell (subscription/app required)  
Locking wall-mount mailbox installed  
New covered entry featuring metal roof  
Enhanced front landscaping featuring flower beds, fountain and accent lighting  
Community enhancement of sidewalks and drainage

New covered patio backyard oasis created in 2019 between house and garage featuring full roof for year-round use with accent lighting and ceiling fan, stamped concrete floor with sitting area and hot tub set-up with ROKU TV and soundbar, turf for pets/low maintenance greenery, fountain, horizontal painted privacy fence, sump-pump/drainage, covered access from home to garage, privacy fencing around HVAC, and pet door to access extra room in garage.

## Major System Improvements

2018 30 year TPO Roof installed  
2019 Hardi siding and repainting of home  
Drainage and grading improvements including a sump-pump  
Double pane windows at front of home and bedrooms  
Electrical improvements including a whole house surge protector  
Plumbing improvements including most of the supply lines being plastic, per buyer's 2017 inspection, and re-plumbing of the front exterior piping  
Routine HVAC servicing

Important Notice: All information contained herein is provided as a courtesy per the sellers to best of their knowledge. Any prospective buyers should not rely on this information and should independently verify everything and secure their own inspection of all systems.