

# 1221 Wagner

## *Special Features*

### *Exterior*

- Home was built in 2013 and is situated on a corner lot
- Stucco and cement board exterior
- 2-car attached garage
- Fully fenced outdoor space with pavers and turf side yard

### *Interior*

- Spacious rooms and great storage
- Open concept living/dining/kitchen
- High ceilings and abundant natural light
- Hardwood stairs with black metal handrails
- Hard surface floors throughout
- Interior walls repainted (2023)

### *Entry*

- 8' single glass pane front door
- Slate tile flooring
- Large under stair storage closet
- Recessed lighting and sputnik style chandelier

### *Kitchen – (15' x 13')*

- Granite counters with glass and natural stone backsplash
- Oversized island with counter height seating and stainless-steel double basin sink
- Contemporary style, soft close cabinets and drawers with under cabinet lighting
- Kenmore stainless steel microwave, gas range, refrigerator, and dishwasher
- Hunter Douglas light filtering dual shades
- Hardwood floors
- Track lighting and pendant lighting above island

### *Dining Area – (13' x 10')*

- Dry bar with granite counters and built-in wine storage
- Large window with Hunter Douglas light filtering dual shades
- Hardwood floors
- Wide drum chandelier light

### *Living Room – (16' x 15')*

- Spacious area with high ceiling and large wood beam accent
- Oversized window with Hunter Douglas light filtering dual shades
- Hardwood floors
- Recessed lighting and ceiling fan with light

### *Primary Bedroom – (15' x 14')*

- Spacious room located off front of house with access to a private balcony
- Large walk-in closet with built-in cabinets, shelves, and drawers
- Oversized sliding door and windows with Hunter Douglas light filtering dual shades
- Hardwood floors
- Recessed lighting and ceiling fan with light

### *Primary Bath – (11' x 9')*

- Spacious area with neutral finishes
- Floating vanity with granite counters and dual white ceramic vessel sinks
- Walk-in shower with dual shower heads, frameless glass door, and travertine tile surround
- Jetted tub with travertine tile surround
- Private water closet
- Hunter Douglas light filtering dual shades
- Travertine tile flooring
- Vanity, pendant, and recessed lighting

*Powder Room – (6' x 3')*

- Located on 2<sup>nd</sup> floor off dining room/dry bar
- Floating vanity with granite counters and glass vessel sink
- Hardwood floors
- Vanity lighting

*Guest Bedroom – (14' x 11')*

- Located on 1<sup>st</sup> floor, off back of house
- Sliding doors with built-in blinds provide access to fully fenced backyard
- Spacious closet
- Engineered hardwood floors
- Recessed lighting
- Ensuite bath

*Guest Bathroom – (10' x 5')*

- Located on 1<sup>st</sup> floor
- Floating vanity with granite counters and glass vessel sink
- Tub/shower combo with slate tile surround
- Slate tile floors
- Vanity lighting and recessed lighting

*Loft Area – (10' x 8')*

- Located on 3<sup>rd</sup> floor outside primary bedroom
- This is a great space for a workout area, reading nook, home office, or sitting area
- Large windows
- Hardwood floors
- Recessed lighting