

# 12406 COBBLESTONE DRIVE

## Features & Upgrades

5 Bedrooms | 4.5 Bathrooms | 3,548 sq ft | 10,591 sq ft lot



### UPGRADES (2017-2023)

- Climate Controlled In-Ground Pool (2022)
- Modern, Sleek Exterior Redesign
- 81" x 81" Picture Window
- Glass Back Wall
- Professional Landscaping
- Customized Exterior Lighting
- Front Porch & Back Deck
- Slab & Water Connections For Outdoor Kitchen
- Exterior & Interior Paint (2018 & 2023)
- Expanded Living and Breakfast Space
- Redesigned & Expanded Master Closet
- New Fence (2022)
- New Induction Cooktop (2023)
- New A/C unit (2018)
- Roof Replaced (2017)

### 2016

- Replaced driveway to aid with drainage
- Added additional GutterMaxx gutters tied in to French drains
- Added 9 additional drains and an extra drain line to property
- Removed 4 trees near driveway to accommodate new driveway

### 2015

- Replaced hardwood floors
- Replaced all doors, baseboards and mouldings throughout house
- Added crown molding throughout house
- Replaced front doors
- Replaced windows in dining and living room
- Replaced windows with French doors in family room
- Updated upstairs bathrooms

- Updated downstairs guest bathroom
- Updated plumbing
- Added HEPA filters to both A/C units
- Added custom built-in cabinets in family room
- Added custom built-in cabinets in office
- Added custom built-in bed/cabinets in upstairs bedroom
- Added recessed lights in office and upstairs bedrooms
- Replaced all light fixtures
- Replaced all fans
- Repaired framing/roof at back of garage where a tree had been removed- perhaps the garage was originally built around tree?
- Removed old sun room/greenhouse that was not functioning
- Removed fireplace