

406 Enid St. Features/Upgrades (all per sellers)

- Rare 10,000 sq foot lot ~3 miles and one exit from downtown
- Custom home by [RobRyan Custom Builders](#) constructed in 2021
- Architectural design assistance from [Mirador Group](#)
- “Select” grade hardwood floors with oil finish
- 3 cm [Vicostone](#) quartz countertops in kitchen, primary bath, guest bath, utility room and half bath
- Original 110+ year old shiplap siding accents in bar and bookshelf areas
- Custom African mahogany entry door and vertical plank garage door
- Black walnut cabinets in kitchen (uppers), guest bathroom and J&J bathroom
- Full suite of matte black Café appliances, including smart oven and beverage center
- Full-home water filtration system
- Delta, Kohler, Kingston Brass, and West Elm faucets
- [Rejuvenation](#) mirrors in primary bath
- Solar shades throughout
- UV filter in HVAC
- Tankless water heater
- Automatic irrigation system
- Rain gutters with leaf guards
- Outdoor natural gas hookup for grill
- 8’ horizontal fence with access to easement
- Metal roofing on front of home
- Wear, drought and shade tolerant Celebration Bermudagrass yard