



18210 Golden Falls Amenities

1. Klein School District - The one everyone wants in!
2. Home is in the last section added in Twin Falls in 2015
3. Whole home matching everything. Ceiling fans, 18" tiles, paint, flooring, fixtures with matching finishes including luxury, low-contrast granite in all baths and kitchen
4. 3 dining areas inside
5. Open concept living and dining areas with a large breakfast room and a breakfast bar between Kitchen and living area plus a formal dining room
6. 2 year old upgraded HVAC cooling/heating system
7. 4 year old pool installation
8. Double-wide driveway
9. Front door lock is Alexa enabled
10. Personal-sized, easy to maintain 5 1/2 ft deep, 8500 gal. pool
11. Relaxing, easy to care for yard and large patio area
12. Free Twin Falls Community pool tags
13. Amenities Center close by
14. Playground, large splash pad covered picnic areas and a large community pool
15. Paved walking trails
16. Nature trails
17. Large ponds with fountains
18. Outdoor kitchen
19. Included outdoor Green Egg BBQ
20. Gazebo with adjustable sun screen¹
21. Included outdoor pool area furniture
22. No back neighbors
23. Tranquil evening back yard
24. In home utility / laundry
25. Twice a week garbage pick-up
26. Only a few houses away from one of the large nature ponds with a fountain
27. Quiet middle to back of neighborhood
28. No through traffic
29. Single story - No stairs
30. Included surround sound system with subwoofer & high ceiling-mounted speakers in living area
31. Very large breakfast area, breakfast bar and a separate formal dining room
32. Home office / home gym

33. Primary Bedroom separate from other 3 bedrooms
34. Rainwater Capture tank
35. Full in ground sprinkler system, front and back
36. French drains installed
37. Pre-wired for cable and/or internet
38. Outdoor kitchen's included cooktop and your BBQ Gas Grill ready to be connected to natural gas connections (inside built-ins)
39. Blown insulation in all ceilings and walls
40. Double insulated windows all around
41. Attic treated with reflective radiant barrier coating
42. Large 50 gallon water heater
43. The home has been meticulously maintained, inside and out for it's full 7 year life
44. The HVAC system was upgraded for greater efficiency and lower bills, not because there was a problem with the original.
45. King sized beds and furniture fit in 3 of the 4 bedrooms
46. Forest view in backyard
47. Select your pool light color (including color changing)
48. Friendly neighbors

Check back for updated list added soon