

## 26 Wilmington Court Benefits

On the Sweetwater golf course, Cypress hole 7  
Levy and lake view lot with raised construction pad  
4 bedrooms, 3.2 baths  
4 car oversized tandem garage with workshop  
Outdoor living with pool, hot tub, kitchen, dining, firepit  
New roof 2018 (40 year shingles and transferable warranty)  
May 2021 - New 5 ton A/C unit upstairs and downstairs (10 year warranty)  
May 2022 - New external condensers for A/C units  
Tankless water heater  
Whole house sediment filter followed by water softener  
Large walk-in attic off second floor hall; walk-in decorations closet off gameroom  
Whole house recently painted in Benjamin Moore York Grey  
Two staircases  
Plantation shutters on all windows other than picture windows at back  
10' ceilings downstairs  
Real oak hardwood flooring downstairs  
New engineered red hardwood flooring on second floor  
Two direct vent fireplaces (living room and family room)  
Formal study plus two additional built-in desks (kitchen and upstairs)

### Kitchen

48" KitchenAid commercial built-in refrigerator  
18" travertine tile flooring  
Leathered granite countertops in kitchen and butler's pantry  
Handmade Italian tile backsplash  
30"x16" Blanco kitchen sink  
Updated light fixtures

### Outdoors

Outdoor kitchen has Viking grill and refrigerator  
New Minka outdoor ceiling fans outdoor kitchen, back patio and upper deck  
New pool heater 2018, new pool filter system 2018  
Generator Transfer switch in garage (portable generator not included)

### Designer accents

Updated granite countertops, mirrors, sinks and faucets in upstairs baths  
Faux painted living room mantle  
  
Faux painted ceiling and wall in formal dining room  
Faux stone walls in butler's pantry and kitchen

