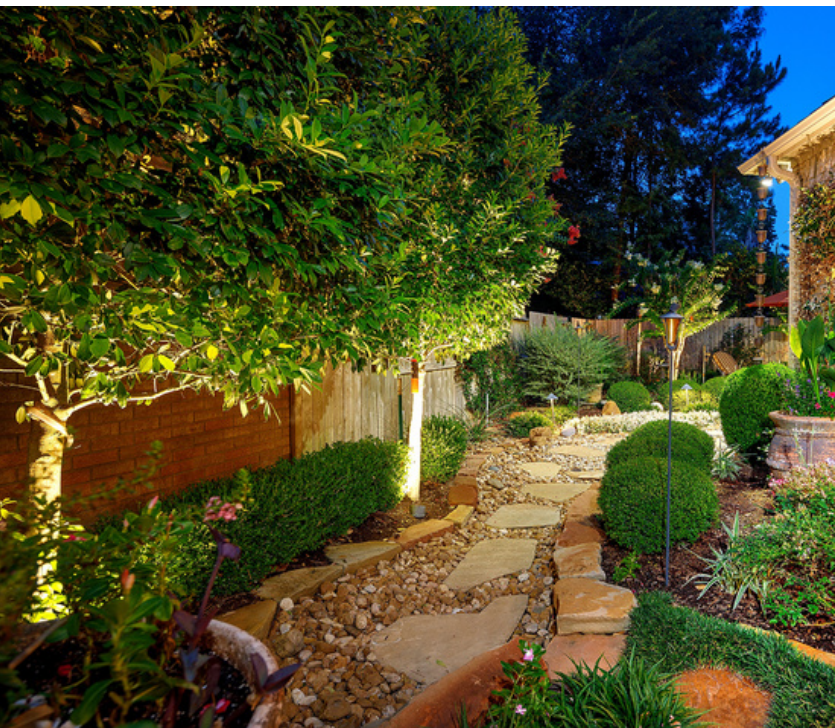


42 W BELLMEADE PLACE  
FEATURES & UPGRADES



THE MIKE S  EDER GROUP  
REAL ESTATE



## EXTERIOR

- Professionally designed landscaping with drainage system
- Professionally installed landscape lighting (front, side, and backyard)
- Hardwired speakers, both front and side porches
- Security cameras, front and side entries plus driveway
- Oversized covered front and back porch topped with flagstone
- Covered pergola with outdoor kitchen (with commercial-grade metal roofing)
- Professionally installed golf green
- New roof 2017
- Gas firepit
- Upgraded outdoor fans with remote control
- New oversized 5" gutters & downspouts
- 55" Sony TV on swivel/tilt for covered porch viewing
- Primo smoker
- Patio furniture from Chair King
- Ring doorbell

## GARAGE

- New garage door opener 2019
- Epoxy floor covering
- Tankless water heater in attic
- Partial attic flooring for storage
- New pull-down ladder in the attic
- Overhead storage in the garage
- New oversized garage coach lights

## INTERIOR

- Completely remodeled home
- Wood flooring throughout
- Double crown molding and extra wide baseboards throughout
- Custom cabinets in kitchen, master bath, hall bath, soft close doors and drawers, custom paint and faux finish with above and under lighting
- Top line GE Monogram appliances
- Upgraded Level 5 granite
- Wine grotto/storage with custom iron gates
- Edgestar wine fridge
- Custom cabinets in the study and wine grotto with soft close drawers and doors, distressed and faux finished with above and under lighting
- Plantation shutters throughout
- All fans have remote controls
- Recessed LED lighting with dimmer switches throughout
- All new energy-efficient windows
- Custom fireplace surround and mantel with gas logs
- Custom built-in shelving flanking the fireplace
- Built-in 65" TV
- Surround sound in family room
- Jetted tub
- All TV's and appliances will convey with the sale of the home



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