

Features of 15114 Trailside

Roof is 5 years old

PEX plumbing

Fisher and Paykal 2-drawer D/W with separate controls

Whirlpool washer and dryer remain

Whirlpool 2019 fridge remains

Cooktop and convection oven and microwave are Kitchen Aid™

Stainless farm sink

Granite counters

Tumbled marble backsplash

Custom kitchen cabinets—storage both sides of island

Hunter-Douglas™ remote controlled power shades in 5 windows (operate by battery/Wifi)

Solar screens on upper den windows and on bedroom windows in courtyard

Foundation inspected by Continental Foundation in 2019; transferrable warranty

Tankless water heater located in garage (2020)

ELFA™ shelving on 3 walls in garage and master closet

Hall bath razed and remodeled in 2019

Zoned air conditioning; replaced March 2022 and the other 2018

Previous Vivint Security System box and controls remain (not activated)

Solar lights will remain at pool; landscape lighting around tree will remain

Sprinkler system with Rainbyrd™ control box 2022

Two new thermostats 2020

New pool pump 2021 and replaced pool sweep 2022

Long lasting air conditioning filters in attic need replacement every 18-24 months

Peek-a-boo view of the golf course over the fence

Two attics with pull down stairs in one

Custom restaurant quality floor mat will remain in kitchen

**Long time neighbors, previous owner and current owner report NO FLOODING