

BRAES HEIGHTS

# 3622 Durness Way

3 BD 2 BA 2,302 SF GARAGE APT 1 BD 1 BA 600 SF \$995,000



## GENERAL HIGHLIGHTS

- 8,400 SF Lot Size / 2,302 Home SF
- 3BD / 2BA
- Garage Apartment ~600 SF
- 1 BD / 1 BA
- Completely Gutted and Renovated
- 6 FT Deep End Swimming Pool & Spa
- Fully Renovated Garage Apartment
- All New Roof All New Plumbing System
- All New Gas Line
- All New Electrical System
- All New AC Ducts
- All Nee HVAC
- All New Landscaping
- All New Gate

## EXTERIOR

- Pool with Spa
- All New Landscaping
- New Driveway Gate
- New High Efficiency Roof on Main House
- New Roof on Garage
- New Gutters
- Outdoor Electrical Outlets
- Stained Concrete



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## KITCHEN

- Custom Cabinetry Made On-site
- Granite Countertops
- Marble Island with Waterfall Features
- Commercial Grade Thor Appliances 48 Inch Double Oven Stove
- High End Vent System
- Pot filler
- Commercial Grade Refrigerator
- Wine Refrigerator
- Food Warmer
- High End Faucets and Plumbing Fixtures
- Opens to Living Room



## LIVING ROOM

- Vaulted Ceiling with Recessed Lighting
- Custom Gas & Wood-burning oversized capstone fireplace
- High End Lighting Fixture with Dimming Feature
- Opens to kitchen – perfect for entertaining!



## DINING ROOM

- Custom richly stained hardwood flooring
- Large space allows for a grand table
- Designer lighting fixture

## PRIMARY BEDROOM

- High End Designer Light Fixture
- Fully Custom Walkthrough Closet
- Built In Shoe Cabinet, Storage with lighting
- Abundance of shelving and storage
- Door Allows For Private Access to Backyard & Pool!



## GARAGE APARTMENT

- ~600 SF
- Engineered Hardwood Flooring
- New Sheetrock
- Completely Renovated Bathroom



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