

UPGRADES

- **Media Room wi/ built-in, five speaker surround sound (2 front, 1 center, 2 rear) plus subwoofer, structured wiring package, and ceiling fan.**
- **Large game room with wet bar, refrigerator, microwave, built-in shelves and window seats with storage, and ceiling fan.**
- **Three large upstairs bedrooms with walk-in closets, structured wiring packages, and ceiling fans.**
- **Two full bathrooms upstairs with bathtub/shower combo and tall vanities. One has a single sink and the other has double sinks and a linen closet.**
- **Spacious formal dining room with two built-in, ceiling speakers with volume control.**
- **Spacious formal living room with art niches.**
- **Private study with frosted French doors, built-in bookcases, structured wiring package, two built-in ceiling speakers with volume control, and ceiling fan.**
- **Half bathroom downstairs with pedestal sink.**
- **Expansive master bedroom plus additional sitting/exercise room overlooking backyard pool with rear door to backyard, structured wiring package, two built-in ceiling speakers with volume control, and ceiling fan.**
- **Master bathroom with separate vanities, oversized jacuzzi bathtub and shower. Closet built-ins behind two-way mirror in large master closet to watch TV from master bathroom.**
- **Expansive, two-story family room with two rear surround speakers, remote controlled gas fireplace, recess lighting, and ceiling fan.**
- **Grand kitchen with five burner gas range with pop-up vent, large center island, large four door pantry, plenty of cabinet storage, under cabinet lighting, structured wiring package, and wide bar overlooking family room.**

UPGRADES

- Spacious laundry room with sink, lots of cabinet storage, and space for second refrigerator.
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- Three car, detached garage that includes three workbenches, one cabinet, florescent lighting, and two rear windows.
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- Tiled, covered patio off garage with outdoor kitchen (4 burner natural gas grill, single rotisserie grill, and single range), sink, storage, two outdoor speakers with volume control, and ceiling fan.
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- Large spa and sports pool (3' to 5' to 4') with sun shelf, long bench, built-in sleeves for pool volleyball poles, outdoor umbrellas, and cocktail tables.
- Half bathroom at rear of home accessible for outdoor/pool guests with exterior shower.
- Rain Bird sprinkler system with six programmed zones.
- Original roof decking is TechShield Radiant Barrier.
- High quality, engineered wood floors in most downstairs living areas and on stairs and upstairs hallways.
- Eighteen inch terracotta tiles in foyer, half bath, kitchen, and laundry room.
- Two inch, white wood blinds on most windows throughout the house.
- Large 11,800 square foot cul-de-sac lot with rear red brick fence.
- Roof replaced in 2023. Downstairs HVAC replaced in 2022. Upstairs HVAC replaced in 2018. Both water heaters, refrigerator, dishwasher, and fence replaced within the last five years.