



16315 Pitcairn Upgrades and Important Information

- Water softener installed
- Air conditioned space behind the garage that can be used for a man cave/she shed/office, etc.
- No carpet (luxury vinyl flooring throughout and hardwood on the stairs)
- Floor to ceiling windows in office, downstairs living room, and dining room
- Custom solar screens for all windows
- Built-in electric fire place in primary bedroom
- Gas fireplace in downstairs living room
- Nest thermostats upstairs and downstairs
- Two, separate primary bedroom closets
- Two living room areas (one upstairs and one downstairs)
- Sprinkler system for the entire front, side, and back yards
- Rainbird controller for sprinkler (allows remote sprinkler control from phone app)
- Built-in cabinetry and shelving in the office and living room
- Modernized and upgraded kitchen
- Firepit area behind garage
- Large utility room
- Walk-in pantry
- Neutral paint throughout the house
- Has never flooded
- Backyard is large enough for a pool
- Short walk to the gully that has hiking and biking trails

HOA/Neighborhood Information

- HOA covers 2 trash pick up two days a week, mosquito fogging, and constable services
- There is also a civic association that hosts events and organizes neighborhood improvements:
 - Spring Fling Eggstravaganza, Annual Patriotic Fourth of July event, Annual National Night Out event for Lakewood Forest
 - Community-wide Garage Sales twice a year
 - Military care packages for service members
 - Curb number painting every 5 years
 - Awards student scholarships for graduating seniors.