

Property Highlights, Upgrades & Exclusions:

305 Picnic Park Dr.

Property Overview:

- Year Built: 2020
- 2,545sqft per appraisal/builder & 2,690sqft per MCAD
- Bedrooms: 4
- Bathrooms: 3 full
- 2 car attached garage w/ epoxy floors
- Texas-sized covered patio
- No rear neighbors!

Builder Upgrades: OVER \$30,000 IN BUILDER UPGRADES! – See separate enhancement change order sheet.

Upgrades Completed by Current Owner:

- Epoxy garage floors
- Upgraded landscaping w/ rock beds in front - \$4,000+
 - Builder grade oak trees replaced with a Bradford Pear and 2 Easter Red Buds
 - All shrubbery upgraded with higher quality shrubbery and flowers added
- 5' remote controlled fan in primary bedroom

Exclusions:

Refrigerator, washer & dryer
TV's & TV mounts throughout home

Hot notes!

This property offers privacy galore featuring NO rear neighbors!
Located just around the corner from Picnic Park and the Lake House (clubhouse) amenities
50' lot opportunity in a sold-out section
TWO walk-in closets located in primary bathroom
ALL secondary bedrooms offer walk-in closets
Outdoor covered patio offers cable, electricity, AND gas!

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