



11202 FALCONWING DRIVE

HOME FEATURES & UPDATES

- Full home audio system
- Theatre quality surround sound in media room and living room
- Automated mosquito mist system
- Cellular controlled entrance gate
- Electric blinds in main living room
- Dual dishwashers
- Built in coffee machine
- Built in gas fire pots beside pool
- Fountain in front porch area
- Added 2 new patios in back yard

Exceptional custom home on a .68 acre lot that backs to a private greenbelt in Indian Springs! Gated entry, hand scraped hardwood floors, sky high ceiling heights, full home audio system, motorized shades - this home truly has it all! Open and light island kitchen has a built-in espresso machine, dual ovens and dishwashers, warming drawer, gas cooktop with pot filler and huge walk-in pantry. The family room features a coffered ceiling and walls of windows that frame stunning pool and backyard views. Study with French doors and coffered ceiling. Owner's retreat down has a sitting area and cozy fireplace; 2nd bedroom suite down; three bedrooms, media room, exercise/bonus room and amazing game room up with kitchenette; fenced yard with no rear neighbors offers tons of privacy and has two new patios, outdoor kitchen, pool bath, mosquito system, saltwater pool and spa with fire bowls. Walking distance to The John Cooper School and close to shopping and fine dining!



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FREQUENTLY ASKED QUESTIONS

HVAC

HOW MANY UNITS? 3 AGE OF UNIT(S): 5 years DATE LAST SERVICED:

HOT WATER HEATER

HOW MANY UNITS? 2 AGE OF UNIT(S): 3 years ELECTRIC OR GAS? Gas

ROOF

TYPE OF ROOF: Tile AGE OF ROOF: 17 years PREVIOUS LEAKS: Yes

FOUNDATION

HAS FOUNDATION WORK BEEN DONE? No DATE: WARRANTY?

GENERATOR

HAVE A GENERATOR? No SERVICE/MAINT. SCHEDULE DATE SERVICED:

AVERAGE UTILITY COST

ELECTRICITY: \$1,000 GAS: \$100 WATER: \$200