

# 11413 Gallant Ridge Ln

## Home Facts at 03/06/2024

4 Bedroom 3 ½ Bath

3488 sq ft. remodeled living space

Home includes separate rooms as follows:

- Large study with built-in work area, cabinets, and shelving
- Breakfast room with wall-to-wall cabinets and shelving
- Bar with new pendant and wall sconce lighting
- Dining room with a magnificent antique chandelier
- Media room (Media Room 240 Sq. ft.)
- Two bedrooms - each with ensuite bath, two bedrooms with private vanities and shared bath.
- Two-car garage and a separate one-car garage or workshop.

## July 2022 Remodel includes:

New Roof

New Central AC & Heating

Mini-split in Primary (This reduces Electricity demand by about 66%). The highest Electricity bill received to date was Sept. 2023 at approximately \$500.00. (Average is \$375.00/Mo.)

New Pool Equipment (Pump, Polaris, Filter & Heater)

Tankless Water Heater

Chef's kitchen with two very large islands and pendant lighting

Tons of storage space in the custom-built islands

GE refrigerator with two ice makers

GE dishwasher

GE-Profile Drawer-type Microwave

Extra-large custom vent hood with commercial blower

Magnificent glass-tile backsplash

Built in, Lift-up Mixer Stand

Brand new gas cooktop (June 2023)

Beautiful Porcelain floors downstairs and in study/office upstairs

New wood Shutters throughout the entire home

Completely remodeled primary ensuite bath:

- Porcelain floors
- Separate glass & porcelain shower
- Stand-alone bathtub
- Two separate bowl type wash basins
- Glass enclosures for both guest bathtub/showers
- Lighted make-up mirror

All new hardware throughout the entire house

Completely remodeled half-bath

New Chair Height (ADA compliant) toilets in every bathroom

Natural gas and electrical hookup for a whole-house generator

New Outdoor lighting (All outdoor lamps)

Turfed side-yard

Replaced all indoor lights with LED bulbs

**Other Features:**

Large private courtyard with new landscaping.

Covered outdoor space – perfect for an outdoor kitchen.

New landscaping front and back with over 50 new azaleas.

Double - GE Profile oven.

Very large primary closet with built-in cabinets, drawers, and shelves.