

COMPASS

Premier Home Enhancements

25018 Knob Pines Court

- **New Roof** - Summer of 2023
- **Newer Water Heater**
- **Expansive Covered Patio:**
 - Crafted Wooden Joint Ceiling
 - Designer Ceiling Fans and Recessed Lighting
 - Bracket for Outdoor Television
 - Enhanced Stamped Concrete
 - Capacious Seating Area Perfect for Hosting Gatherings
- **Relaxing Hot tub** with
 - Massaging Jets
 - Waterfall feature
 - Spa Lighting
 - Headrests
 - Cup Holders
- **Grand Outdoor Entertaining Kitchen with Bar Top Seating:**
 - Bull Angus Grill constructed with 304 Grade Stainless Steel 4 Burner Built-in Natural Gas Grill with Rotisserie
 - Double Side Burners constructed with 304 Stainless Steel, Brass Burners and Solid Stainless Steel Grates
 - Double Doors constructed with 304 Grade 16 Gauge Stainless Steel
 - Double Enclosed Drawers constructed with 304 Grade 16 Gauge Stainless Steel
 - Mounted Bottle Opener with detachable Cap Catcher constructed with 304 Grade Stainless Steel
 - Outdoor 304 Grade Stainless Steel Sink and Faucet
 - Bull Outdoor Refrigerator with Stainless Steel Exterior Door Panel and Full Range Temperature Control
 - Trash/Recycling Drawer constructed with Stainless Steel
 - Built-in Ice Crest constructed with Stainless Steel with removable inside Tray



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Diane Boyd - Real Estate Professional

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- Saffire Kamado Grill & Smoker
- Beautifully Flanked in Stone with Granite Counters
- **Sophisticated Wood Front Door with Lead Glass**
- **Grand Two-Story Entry**
- **Upgraded Elegant Engineered Hardwood Flooring** in Office, Family Room, Formal Dining, Stairway, Game Room, All Four Bedrooms and Upstairs Hallway
- **Freshly Repainted** throughout the inside of the home with **Upgraded Paint** from **Sherman Williams**
- **Gaslog Fireplace**
- **Kitchen Enhancements Features**
 - **Silestone Counters**
 - Island Kitchen
 - Breakfast Bar
 - Breakfast Room
 - **Recently Upgraded Stainless Steel Appliance:**
 - **Frigidaire Gallery 5 Burner Gas Cooktop with Self-Cleaning Oven** (also features Control Lock for safety)
 - This was converted to gas by the current owner. They also left the electrical intact if the next homeowner ever chooses to convert it back.
 - **Frigidaire Gallery Microwave** with:
 - Sensor Cook
 - PureAir Filter Three Speed Ventilation Fan
 - Effortless Clean Interior
 - **Frigidaire Gallery 25.6 Cu. Ft. with Smudge-Proof Stainless Steel Refrigerator**
 - Prevent spoiled produce in our advanced crisper technology
 - SpaceWise Organization System
 - EvenTemp Cooling System
 - Deli Drawer
 - Multi-Level Bright LED Lighting
 - PurePour Water Filter
 - PureAir Ultra II Air Filter
 - Tall water pocket
 - Capacitive touch controls



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- Upgraded Dishwasher
- Upgraded Cabinetry
- Window over the Stainless Steel Sink with views of your upstyled backyard
- Walk-In Pantry
- Energy Efficient Recessed Lighting
- **Oversized Laundry Room with shelving and room for a second fridge/freezer and or MudRoom area**
- **Oversized 2 Car Garage with shelving**
- **Centrally located on the second level Game Room with Vaulted Architectural Ceilings**
- **Expansive Primary Bedroom with sitting area**
- **Sizeable Primary Bathroom with Jetted Tub and Walked-In Shower, Dual Separate Vanities with Make-Up Area**
- **Oversized Primary Closet with Multi-Level Shelving**
- **Three Grand Sized Secondary Bedrooms with Walk-In Closets**
- **Secondary Full Bath with double sinks and Linen Closet**
- **Tinted Windows in Dining and Breakfast Room for extra energy efficiency**
- **Premier Neighborhood Lot with:**
 - Staley Matured Manicured Oak Trees
 - Professional Landscaping
 - Pool Size Backyard that will still allow for you to have plenty of greenspace.
- **Gutters on Front and Back**
- **Double Wide Driveway**
- **Energy Features:**
 - **Two High-Efficiency HVAC's** which have been maintained and just had their biannual tuneup
 - **Double Paned Insulated/Low-E Windows**
 - **Insulated Doors**
 - **Digital Program Thermostat**
 - **Energy Star/CFL/LED Lights**
 - **Ceiling Fans**
 - **Radiant Attic Barrier**
- **Seller Offering a One Year**



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