



APRIL EDWARDS  
REALTOR®

## 17642 Northern Harrier Court

### Features & Improvements

- Brick & Stone Highland Homes One Story on Quiet Cul-de-Sac in Master-Planned Harper's Preserve
- New Carpet & Pad in all the Bedrooms, Study & Gameroom (December 2023)
- New Whirlpool Dishwasher (December 2023)
- Trane A/C
- New A/C Compressor (Summer 2022)
- Brick/Stone Exterior on all sides
- Kitchen equipped with Granite Countertops, Stainless Steel 5-Burner Gas Stove, Pull-Down Faucet with Dual-Basin Stainless Steel Sink, Large Walk-in Pantry and Breakfast Bar Island
- Large Primary Bedroom has Gabled Ceiling with Ceiling Fan overlooking Big Back Yard
- Primary Bathroom has Dual Sinks, Sitting Vanity Area, Non-Jetted Soaking Tub & Separate Shower with Large Walk-In Closet
- Gameroom has Walk-In Closet and could easily be used as an additional bedroom or for other purposes

- Study has French Doors and could also be used as an additional bedroom or for other purposes
- Ceiling Fans in all Bedrooms, Study & Gameroom
- Formal Dining Space open to Living Room can easily be used for other activities
- Laundry Room centrally located and tucked away off Hallway with Built-In Storage Shelves
- Faux Wood Slat Blinds on most windows
- Engineered Wood Flooring throughout Living Areas, Kitchen & Foyer
- Digital Thermostat
- Wired for a Security System
- High Ceilings
- Gutters on Front of Home
- Whole Yard Sprinkler System
- Fully Fenced Back Yard with Extended Concrete Patio
- Sidewalks throughout neighborhood
- Front Lawn Maintenance provided by HOA (Please refer to Front Yard Maintenance Program document in MLS-fee req'd)
- Low Tax Rate of \$2.0514 (2023)
- Neighborhood Amenities include: Resort-Style Pool, Splash Pad, Clubhouse, Walking Trails, Lake & More

*Clark Schroeder*

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*Annemarie Schroeder*

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