

# 13522 N Tracewood Bend

COMPLETELY Redesign and Remodeled (2019) 4 Bedroom 3.5 Bath

- Gated Community
- Built in 1999
- 3,392 Square Feet
- New roof installed 2016.
- 2022 New 5 Ton AC Unit
- Open Floorplan.
- No carpet. Tile and Hard Wood (Red Oak) Floors through out
- Large heated pool and Spa. Fully Replastered with Stonescape finish in 2020.
- Covered patio and pergola.
- Gourmet Kitchen:
  - Quartz Counters
  - Massive Island
  - Wine fridge and Bar area
  - Viking 36" gas Range
- Primary bath:
  - Double sinks
  - Granite Counters
  - Beautiful frameless glass shower
  - Designer freestanding soaking tub
- Soft Water and Reverse Osmosis system
- Walking Closet with 2021 Custom made furniture.
- Luminous Office with 2 sets of French door and large library built in 2021
- Smart Home, Entertainment and Security System:
  - Control 4 manages all entertainment and security cameras with 1 app.
  - 4 Exterior Cameras
  - 7 independent sound Areas with top of the line ceiling speakers
  - Family Room with 5.1 speaker and wall subwoofer sound system
  - Garage, Sprinkler system and main door operated remotely with app.
  - Speakers stay. Control 4 and 3 amplifiers negotiable
- 2nd Floor baths remodeled with Quartz counter and frameless shower glass.