

## 13415 Pantano Drive Selling Features

### General notes

American Standard Silver Series AC compressor manufactured and installed in 2023  
Trane XB furnace in attic  
40-gallon Bradford White gas water heater in attic  
New roof October 2023 with TechShield roof decking and black 5-tab shingles  
New driveway January 2023  
New paint (interior and exterior) February 2024  
New carpet and pad February 2024  
New fence stain February 2024  
All bedrooms feature privacy locks  
LED flush mount lighting in most areas on first floor installed January 2024  
New coach lights January 2024  
Fireplace was originally gas-fed, but we have disconnected and capped off the old gas line. It is strictly wood-burning now.  
Water main cutoff on side of home, water line to fridge in kitchen and water connections to utility washer all recently replaced (November 2023 through January 2024)  
Exterior painted February 2024 with PPG Whiskers body and Willow Springs trim  
Interior painted February 2024 with PPG Whiskers walls and Willow Springs trim and ceilings  
Front door and fireplace brick façade painted February 2024 with PPG Iron Ore  
Décor rocker switches in all bedrooms and bath 2, toggle switches in primary bath and all first floor  
A/C filter replaced 2/18/24  
Comfort-height elongated toilets in all baths

### Exterior

Curbside mailbox on post painted Willow Springs to match the house  
Custom address placard with designer coach lights  
Entire home repainted PPG Whiskers with Willow Springs trim February 2024  
Brick pavers on front porch  
New driveway January 2024  
New roof October 2023 with TechShield roof decking and black 5-tab shingles for long life and increased energy efficiency  
Leaded glass front door painted PPG Iron Ore with handleset, deadbolt and kickplate  
Self-leveling hose reel included in sale next to hose bib on driveway side  
Fence stained Sherwin Williams 3034 Cedar February 2024

### Oversized detached garage

21'6" x 20'6"  
16' Overhead garage door with windows for additional visibility  
Overhead garage door opener with 2 remotes  
6'6" workbench with overhead fluorescent light and ceiling fan  
43' of additional shelves  
Access door has a keylock and lighted breezeway connecting to the home  
Fresh exterior paint February 2024

### Covered back patio

13'4" x 20' covered  
2 ceiling fans  
Colorflake epoxy finish on the concrete floor  
Approximately 260' of additional flatwork with epoxy finish of uncovered concrete and breezeway area

**Storage Shed**

10' x 12' – serviceable condition but needs some work  
Fresh exterior paint February 2024  
Includes storage hooks and additional shelving

**Utility**

9'6" x 5'  
Hookups for washer and gas dryer  
Wall cabinets with fluorescent under cabinet lighting over washer and gas dryer area  
Freezer space with an outlet and linen closet  
½ light back door to breezeway with integrated miniblinds and doorbell

**Kitchen**

12' x 10'  
18" ceramic tile set on diagonal connects kitchen, breakfast, powder, utility, dining and back door at family  
Painted cabinets with hardware, granite countertop with waterfall edge and mosaic tile kitchen backsplash  
5'2" peninsula features a black Maytag cooktop with black Kenmoore overhead venthood  
Black GE Profile microwave and Frigidair oven on refrigerator wall with additional cabinets for storage  
Undermount double-bowl stainless steel sink with single-handle faucet with pullout sprayer and integrated countertop soap dispenser.  
Kitchenaid stainless steel dishwasher next to kitchen sink, which has a window overlooking the driveway  
Pantry features a chalkboard door and a secret door for hidden storage under the stairs

**Breakfast Room**

8'6" x 11'  
Oversized breakfast room doubles as additional prep area with access to kitchen peninsula and pantry  
Bay window overlooks the back yard and patio area  
Chair rail

**Powder**

5'6" x 4'6"  
Kohler comfort-height elongated commode with overhead storage cabinet  
Painted vanity cabinet with cultured marble counter and integrated sink  
Hi-arc black vanity fixtures at sink, black hardware and wall-hung mirror  
2-bulb stainless steel vanity fixture and exhaust fan

**Family room**

15' x 23'  
Huge family room with new carpet and pad throughout house in February 2024  
New paint throughout home – PPG Whiskers on walls, PPG Willow Springs on trim and ceilings  
Woodburning fireplace with oversized 11'6" wide x 24" deep brick "PPG Iron Ore" painted hearth and 48" wood mantle  
6'6" run of base cabinets with wall space above for your flat-screen TV  
Additional 20" base cabinet with shelves above for additional storage  
Painted block panels on walls and accent beams on ceiling  
Recessed lighting on a dimmer switch and additional switch-activated wall outlet  
4' x 3' tile landing at additional back door

**Entry**

9' x 5'6"  
Laminate wood flooring  
Coat closet with new carpet and designer gold passage knob to match the front door hardware

**Dining/Flex room**

11' x 13'

Panel accent wall and louvered double doors to kitchen  
Leaded glass windows and crown molding

**Stairs**

Painted balusters at bottom four steps and at the top hallway  
Black wall sconce fixture for additional lighting  
Honeywell adjustable digital thermostat to keep both floors at a consistent temperature

**Second floor**

Black Hancock-style rounded hardware throughout the home, including privacy knobs on all bedrooms  
Top of landing features two storage closets with six shelves each

**Primary bedroom**

12'8" x 15'

Modern black and stainless ceiling fan with light kit  
8' long box window with 16" deep wood top and three leaded glass windows with 2" composite blinds  
Spacious 5' x 10'6" walk in closet with two entry doors  
Closet features 2 lights, 36'6" of shelf space and 30' of hanging rods and a mirror mounted inside one door  
Closet also features 2 5'-long builtin shoe racks and an additional ladies' metal shoe rack  
Décor rocker light switches

**Primary bathroom**

Private bathroom features cased opening from primary bedroom to the vanity area  
Painted vanity cabinet with 4'8" cultured marble top with triple pencil edge treatment and 4" marble splash  
Integrated vanity sink with single handle Moen stainless steel designer faucet and 5-bulb vanity fixture  
Vanity area includes base cabinet and 25" kneespace with drawer  
5' x 5'3" vanity area includes an additional 22" wide x 30" deep linen cabinet and hamper with deep shelf storage  
Privacy door and lock lead to a Kohler comfort-height elongated commode and tub/shower. This area is 7' x 5' (minus 2' x 2'8" chase on one side of the tub)  
12" tile on diagonal throughout bathroom  
3 leaded glass windows with miniblinds for privacy in this room  
Designer sliding glass doors on tub with chrome trim  
Detachable chrome shower head and tile surround  
Exhaust fan and additional A/C register in tub and toilet area

**Bedroom 2**

12'8" x 11'6" with 5'6" x 3'3" private hall inside door  
Private hall includes a disappearing attic stairs and décor rocker light switch  
Closet features painted wood accent wall, metal storage shelves and a light  
Stainless steel ceiling fan with light kit and 2" composite blinds

**Bedroom 3**

10' x 11'6"  
Lighted Walkin closet with 7'3" shelf and rod  
Accent trim on top of walls  
2" composite blinds  
Décor rocker light switches

**Bedroom 4**

10' x 10'6"

Sliding door to lighted closet featuring 6'6" shelf and rod

Miniblinds on window

Décor rocker light switches

**Hall bath**

5' x 9'

Cabinet base sink with cultured marble countertop with marble and tile backsplash

Unique 3-bulb vanity fixture over oval mirror and stainless steel vanity fixture

Aquasource comfort-height elongated toilet with handheld bidet sprayer

Tub and shower with tile surround and access bars

12" tile floor on diagonal

Exhaust fan

Décor rocker switches for light and exhaust fan