



9221 Loop Road | Modern Farmhouse

This house is located on a 1.5 acres lot and a total of 2,995 square feet of living area, 4 bedrooms, and 3.5 bathrooms, butler's pantry and a home office. Open floor concept with cathedral ceilings in master suite and living room.

House interior features:

- Double height access hall with natural light window
- Double height home office with natural light window
- Engineered hardwood floors on main areas and all bedrooms
- Tile floors on baths and laundry
- Fireclay farm sinks in kitchen and laundry
- Brushed gold hardware on cabinets and drawers
- Matte black Schlage hardware package on doors
- Luxury quartz counters in kitchen and baths
- Insulated garage walls and ceiling
- 8' doors throughout all house
- Upgraded fireplace trim
- Stainless Steel appliances (range, DW, MW and range hood insert)
- Upgraded trim in all house windows
- 1x6 baseboards
- Built in bookshelves with modular shelves in home office with accent wall
- Square sheetrock corners
- Freestanding tub with roman faucet in master bathroom
- Frameless glass over marble pony wall in master bath
- Rain shower head in master shower
- Ceiling high marble tile walls in secondary bathrooms
- Large accent tile soapbox in all baths
- Custom cabinets with upgraded millwork on baseboards and kick toes
- Quartz countertops
- Custom linen cabinets on secondary double bathroom
- Moen brushed gold shower faucets
- Custom vanity mirrors on each bathroom

Kitchen Features:

- English green ceiling height custom cabinets
- Butler's pantry with interior custom cabinets, quartz counters and double height with light window
- Stainless steel KitchenAid in-pantry microwave oven
- Natural red oak kitchen island
- 33 inch farm style apron fireclay sink
- Brushed gold bridge kitchen faucet with pull out sprayer
- Sink drain with brushed gold trim
- Pot filler above range
- Z-line 36 inch dual fuel freestanding stainless steel range
- Z-line stainless steel custom insert range vent hood with floating shelves
- Stainless steel low noise KitchenAid dishwasher with stainless steel tub
- Luxury quartz countertops with one piece island counter
- Upgraded kitchen island pendant light fixtures

Bathrooms:

- Marble floors and walls in master bathroom shower

Energy, Mechanic and Electric Features:

- Trane high efficiency exterior AC units
- Upgraded R-15 walls insulation and R-38 blow insulation in attic
- Insulated garage walls and ceiling
- 2 tankless on-demand water heaters
- LED can lights
- Ceiling fans allowance for bedrooms and living room (client to choose)
- Upgraded vanity lights in bathrooms with LED light bulbs
- PEX plumbing with manifold boxes
- Low-E double pane windows
- Master bedroom individual thermostat control
- Gas log fireplace with independent wall switch and remote control

House Exterior Features:

- 6' mahogany double wide front door
- Custom decorative shutters on front facade
- High-end cement board and batting
- Natural brick accent walls on facade
- 18' wide smart electric garage door with remote and wi-fi capability
- Finished concrete front and back porches
- 30 year Premium CertainTeed Landmark shingles
- Metal roof accents on front porch and front upper light windows

