

707 Oyster Creek Drive - Updates and Features

Exterior Features

1. Attached porte-cochere built in 2016 includes high ceilings, storage above, TV and sound wiring. Excellent for shading activities and hosting outdoor events.
2. Area above porte-cochere decked for additional storage
3. 3 car garage with cabinets, plywood walls, slat walls, and epoxy floors.
4. Area above the garage is decked for additional storage.
5. New attic ladder installed in garage for easy access to storage
6. Sprinkler system covers the entire property.
7. Sprinkler system has infrastructure to water vegetable garden on north side of garage
8. Double wide approx 12' wide gate installed to access north side of garage
9. Gas line run to allow for future generator on east side of garage
10. Gas line run to south side of garage and east side of home for outdoor grill use
11. 3 outdoor speakers installed and wires to upstairs media closet
12. Detached casita fully wired, foam insulation, half bath, outdoor private shower, and mini split HVAC system. Shutoff to casita water installed inside the master toilet area to shut off during freezing conditions.
13. Electric hot tub installed.
14. TV setup included in casita, back porch, and porte-cochere.
15. Pabco 30 year roof shingles installed in approximately 2018. This roof holds the color and is fade resistant better than any other brand on the market.
16. Driveway flood light installed on the north side of the home to illuminate the driveway and side yard. Switch is located in the attic and needs to be incorporated with a smart home application such as Alexa or Samsung Smart Things.
17. Swimming pool features include a) aerator to keep pool cool in summer, b) auto fill to maintain pool height, c) led color changing light, d) waterfall feature and e) new plaster installed approximately 2020.
18. New HVAC system installed approximately 2021 with WiFi controlled thermostats. Cools home extremely well during hot summers and large gatherings.
19. New Mahogany front door
20. 3 mature oak trees and 1 mature elm tree protecting from west sun. Trees have been deep root fed annually making them healthiest looking trees on the block installed at the same time.
21. Custom landscaping with knowledgeable local yard main to help maintain.
22. Gutters around the entire home, not just front of home, to manage rain events well.
23. Custom playset to entertain kids of all ages for hours. Can be deconstructed and removed pending negotiations.
24. Attractive exterior soffit lighting in front of home, garage, and backyard area.

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Interior Features

1. Open floor plan with nice indoor-outdoor flow.
2. High ceilings in all bedrooms, family room, gameroom, and foyer.
3. New Trane HVAC system installed approximately 2021 with WiFi controlled thermostats, Media Filters, and emergency water pan shut off to eliminate flooding. The HVAC system cools the home extremely well during hot summers and large gatherings.
4. HVAC system drain line exits the home on the south side of the exterior through a drainage system. This eliminates the need to clean out condensate lines and get clogged lines shutting down the HVAC system.
5. New tankless Ranaii water heater to allow for endless hot water.
6. Remodeled kitchen, main living areas and bathrooms. Master bathroom includes large format tiles, custom shower arrangement, jetted bathtub, and bath fan inside the master shower to manage humidity in high heat showers. Secondary baths include new cabinets, medicine cabinets, lighting, mirrors, counters, and vanity faucets.
7. Kitchen includes features such as a) soft close doors and drawers, b) custom pull outs including trash pull out, cutlery pull out, and two-tiered silverware organizer.
8. Bosch ultra-quiet dishwasher installed in approx 2022.
9. Under cabinet lighting and under cabinet outlets to allow for more attractive backsplash.
10. Efficient laundry room includes a stackable W&D area, sink area, overflor mini fridge area, and a wall hung drying rack.
11. Stylish 2 panel shaker doors installed on the first floor.
12. Millwork cased openings on large first floor openings to create more openness.
13. New, high end Greenworld engineered floors are very durable and water damage resistant.
Additional flooring available in boxes in the porte-cochere attic.
14. LED lighting and recessed cans installed throughout the home.
15. New lighting and fan fixtures installed throughout.
16. Speakers installed in the family room and game room.
17. Walls are painted with eggshell finish to improve durability and allow for wiping of walls vs paint touch ups. Color is Behr Perfect Taupe.
18. AC grills replaced throughout.
19. Reverse osmosis system installed at the kitchen sink.
20. Custom window coverings throughout the first floor.
21. Custom remodeled wood staircase includes custom newel posts, iron railings, and solid wood treads for durability.
22. New carpet installed in approx 2020. Additional carpet available in porte-cochere attic for repairs.
23. All low voltage (cameras, speakers, TV, and internet) wiring is centralized in a media closet located off the game room.
24. Additional attic insulation installed to mitigate the summer heat.
25. Shower rods permanently installed in secondary baths to prevent shower rod failure.
26. High powered toilets.
27. Excellent storage options in downstairs linen closet, master linen closet, master toilet cabinet, upstairs media closet, two upstairs linen closets, upstairs hallway niche, garage cabinets, and two garage attics.