



168 Sanderling Lane

4,915 sf Beds: 5 (2 Down) Baths: 5.5 Garage: 3 Car

There is a difference...

Design Details

- Modern Farmhouse interior styling
- Mud Entry with built-in lockers and drop off cabinets
- Gameroom with Barn Doors
- Oversized Playroom and separate Hobby Room
- Trim detailing: Study wainscoting, Family Room shiplap and beamed ceiling, Rear Pavilion beamed ceiling
- Engineered wood floors throughout the main areas downstairs
- Upgraded quartz and granite countertops apron Kitchen sink and undermount Bathroom sinks
- 2 large Brick Fireplaces with raised hearths: Family Room and Rear Pavilion
- Large rear Pavilion and full brick front porch
- 3 car garage with extra tall and wide door
- Southern Traditional exterior with brick accents and shutters

Energy Efficiency

- High Performance Home – exceptional energy efficiency
- LED recessed bulbs – environmentally friendly, longer lasting, energy efficient, cost effective
- Sprayfoam insulation package with sound insulation in selected walls, floors, and all drain pipes
- Trane 16+ EER Air Conditioning; 2 speed and 95% efficient gas furnaces (3 units)
- PEX plumbing system with 2 tankless water heaters and recirculating line
- Vinyl insulated low-e windows with divided light mullions

Quality Distinction

- Engineered stronger/quieter Web Truss floor system
- Waterproof 1 1/8" thick Advantech subfloor
- 10 and 11' ceiling plate heights – 1st floor with 2x6 walls; 9' ceiling plate height – 2nd floor
- Solid core doors in public areas throughout home
- Job-built custom cabinets with soft-close drawer guides in Kitchen and Master Bath
- Surround sound pre-wired in Gameroom, house stereo pre-wired in 7 rooms, and exterior cameras pre-wired
- Thermador/Kitchen-Aid stainless steel appliance package
- 1/3+ acre greenbelt cul-de-sac lot (14,506 sf)