

HIGHLIGHTS & UPGRADES: 8417 Rocky Bend

General:

- High-end commercial grade linoleum downstairs that resembles wood w/ 25 year warranty
- New high-end carpet in primary
- Upstairs has upgraded carpet that's pet proof
- 2 a/c units
- 2 water heaters
- Spray foam insulation
- Expansive attic storage
- 8' doors downstairs

Kitchen:

- Top tier granite
- Stainless appliances
- 42" cabinets

Game Room (included in the sale, \$4,600 value):

- Custom Pool table from Billiard Factory
- Wood bar & stools from Ashley Furniture
- Pool accessories

Media Room (included with the sale, \$8,500 value):

- 100" Screen
- Projector
- Built-in surround sound speakers & woofer
- CD Player

Exterior:

- Mature peach tree that already has baby peaches
- Full sprinkler system (front & back)
- Extended paver patio with fountain

*All information is per the seller.