

## 172 S Garrett

2.132 Acre lot

3432 Square feet

830 Square feet of outdoor living

Retaining wall giving you feeling of being in a treehouse

Over-sized 3 car garage with 8 foot tall doors

Landscaped with sprinkler system

3 bedrooms with WIC

Upstairs game room/bedroom option

3.5 Baths

Office

Vaulted ceiling primary bedroom

Primary bath with large format tile

Incredible primary closet with built ins

Beamed vaulted ceiling in Great Room

White oak flooring throughout

10' Ceilings

Great room fireplace with cabinets white oak mantle

Huge kitchen island with seating for 4

36" induction cook-top

Oven/Microwave combination

Counter depth refrigerator

Bosch integrated dishwasher with cabinet front

Walk in pantry with built in cabinetry

Laundry room lots of cabinets and a freezer space

Mud room with bench seating and storage

Outdoor kitchen prepped with plumbing and gas lines

Foam insulation for energy efficiency

17 Seer Heat Pump with 3 comfort zones

Tankless water heater

8 foot solid core doors throughout

Energy efficient Amsco windows with Low E glass

Gutters