

# 2106 DRYDEN

## FEATURES AND UPGRADES (2020)



### INTERIOR

- Extensively remodeled and open floor plan created
- 10' ceilings throughout
- Refinished solid oak hardwood floors on the first floor and upstairs hallway
- HVAC equipment including:
  - AC unit and furnace
  - Digital thermostats
  - Ductwork
- Recessed LED lighting and fixtures
- Plumbing fixtures and hardware
- Electrical subpanel
- Painted interiors
- Carpeting on staircase



### EXTERIOR

- Replaced Roof and added gutters
- Painted exteriors
- Fully fenced backyard
- Front and back landscaping
- Exterior door to garage
- Front light fixtures
- Concrete patio and partial driveway
- Full yard sprinkler system
- Automatic gate



### LIVING ROOM

- Double-paned French doors with sidelights out to backyard
- Recessed LED lighting
- Ceiling fan wiring



### KITCHEN

- Quartzite and quartz countertops
- Large granite sink with disposal
- Stainless professional-grade range, dishwasher and microwave
- Dual-temperature wine refrigerator
- Tile backsplash
- Vent hood
- LED lighting and designer pendants
- Peninsula with breakfast bar
- Glass-front cabinets with lighting in bar
- Custom pantry with shelves and pull-out drawers
- Soft closing cabinets and drawers with under-cabinet lighting



### SITTING ROOM

- Gas and wood burning fireplace with cast stone surround and hearth
- Recessed LED lighting and light fixtures



### FORMAL DINING

- Recessed LED lighting and light fixtures
- Chandelier
- Access to the kitchen



### POWDER ROOM

- Interior plumbing
- Quartzite countertop
- Custom vanity with under-mount sink
- Light fixture
- Framed mirror



### PRIMARY SUITE

- Vaulted ceiling
- Balcony overlooking the backyard
- Ceiling fan
- Two large master closets with hanging and storage space
- Carpeting



### BEDROOMS

- Ceiling fan
- Carpet
- One bedroom with direct access to hall bath
- One bedroom with ensuite bath



### BATHROOMS

- Frameless glass shower
- Freestanding tub
- Marble countertop
- Vanity with two under-mount sinks
- Cabinets and drawers
- Tile floor
- Recessed LED lighting, light fixtures, and chandelier
- Plumbing fixtures
- Framed mirrors



### UTILITY/MUD ROOM

- Cabinets
- Honed granite counter
- Tile flooring
- Locker-style cabinet with hooks and bench
- Recessed LED lighting

