

FEATURES AND AMENITIES

- Full to-the-studs-remodel and redesign for an open concept layout with optimal functionality & tranquil views of nature
- Luxury vinyl plank flooring throughout for low maintenance enjoyment (no carpet)
- First floor primary suite w two spacious custom designed walk-in-closets
- Primary en-suite w luxury spa-shower, soaking tub & trough style designer vanity
- First floor study or guest/flex room
- 17 foot panoramic wall of sliding glass doors for indoor-outdoor living off family room open to screened-in covered patio
- Gourmet island kitchen w custom solid wood soft-close cabinetry
- Dry bar/serving buffet w wine rack
- Viking appliances including a 6 burner gas range with custom vent hood, microwave drawer, dishwasher & built-in fridge
- Built-in wine/beverage fridge
- Quartz counters
- Geometric tile backsplash w floating shelves and pot-filler over the range
- 36" Farmhouse sink with disposal
- Custom built pantry with barn door
- Custom mud room & utility room built-ins
- Formal dining room
- Powder room for guests
- Modern iron & glass staircase enclosure
- Custom under-the-stairs pet niche
- Expansive upstairs game room/optional 5th bedroom w murphy bed & ample closet space featuring views of the park
- Two bedrooms upstairs each w walk-in closets w built-ins, en-suite full baths & balcony access overlooking the front yard

System upgrades 2020 to present:

- Spray foam insulation
- Double pane windows
- Upgraded electrical
- Upgraded lighting and fans w/ LED dimmable recessed can lighting & smart lighting capability
- PEX supply plumbing
- PVC drain/sewer lines
- Gas logs replaced in fireplace
- TRANE HVACs w UV filters comfort coils & maintenance monitors added
- NEST thermostats
- Ring doorbell
- Recent roof
- Panoramic glass garage door w opener

Exterior

- Screened in porch for year-round all season use
- Outdoor Kitchen w island seating
- Pool & spa w water features & fire bowls
- Large stained wood front porch
- Gas coach lights
- Iron and glass front door
- Cement board siding
- Crisp white exterior paint
- Partial gutters with gutter guards
- Sprinklers
- Window tint on select windows for privacy while maintaining views
- Extensive native landscaping to create a habitat for birds and butterflies
- Custom iron and glass balcony enclosure
- New driveway, front walkway & curb