

# Property Highlights & Upgrades:

27810 Buena Way

## Property Overview:

- Year Built: 2022
- 3,250sqft
- Bedrooms: 4 Bathrooms: 3 full
- 2 car attached over-sized garage
- Lot size: 1.1022 acres

## Property Highlights & Upgrades:

### ➤ Interior:

- **NO carpet, LED lighting, and 8ft doors throughout**
- **9ft-15ft high sloped ceilings in ALL bedrooms and living spaces**
- **Ceiling fans in all bedrooms**
- **Spray foam insulation in all ceilings**
- **Kitchen**
  - This kitchen offers an ample amount of storage with extended glass faced cabinetry
  - Waterfall island quartz benchtop with a single bowl style sink
  - Under island tile work to match backsplash
  - High quality ZLINE appliances, including a refrigerator and built-in microwave
  - Enjoy the conveniences of a pot filler above the range
  - Soft close drawers and cabinet doors
  - Built-out walk-in pantry
  - Hidden outlet in drawer, to the left of the dishwasher, offering countertop free plugs
- **Living Room**
  - Fireplace is electric with gas connections available
  - Floor to ceiling windows offers an abundance of natural light
- **Spacious Primary Bedroom**
  - Natural light galore!
  - Over-sized walk-in closet that serves as a blank canvas for all of your closet dreams to come true
- **Primary Bathroom**
  - Double sink vanity
  - Over-sized shower with floor to ceiling tile work
  - Stand-alone bath tub
- **Spacious Secondary Bedrooms**
- **Office/Study**
  - Conveniently located at the front of the home
  - French doors
  - You can utilize the larger flex room as an office and convert this space into a home gym, library, play room, etc.
- **Game room/ flex room**
  - This massive 16x23 room can be utilized as you see fit
    - Convert this space into an oversized office, game room, gym, library, and the list goes on
  - Floor to ceiling windows
  - Entry to rear patio
- **Utility room**
  - Oversized room equipped with cabinetry, quartz countertops, and a single bowl sink
  - Window offers natural light throughout

➤ Exterior:

- Wooded 1.1022 acre lot!
- Stroll through your private wooded sidewalk to access street frontage
- Enjoy the tranquility behind the trees on your side porch
- Texas-sized patio
  - Kick your feet up and enjoy your privacy on the over-sized 40' covered rear patio
- Garage
  - Oversized garage with oversized garage door offering 15ft ceilings
- HVAC
  - Minimal duct work due to installation of two COMPLETE Trane systems!
- Rolled on Site Standing Metal Seam roof offering a 30yr warranty
  - This roof offers NO joints and NO protrusions
    - Side venting for plumbing
  - Single piece of metal rolled across entire length of roof
- Gutter guards preventing excessive gutter blockage and making gutter cleaning a breeze at this home!

\*NOTICE to BUYER: This form has been completed solely by the seller(s). Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. \*

Seller: \_\_\_\_\_

*Robert Sherlock* dotloop verified  
05/01/24 10:06 PM CEST  
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Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

*Derota Sherlock* dotloop verified  
05/01/24 10:05 PM CEST  
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Buyer: \_\_\_\_\_