



1713 Ronson Rd.

Overview Features of the Home:

- 7620 Sqft Lot (no direct back neighbor)
- 4882 Sqft Living Space
- Huge summer kitchen with gas and water connections ready.
- Spiral staircase next to the summer kitchen leads to a huge balcony overlooking the pool/backyard. Sun deck next to the balcony for tanning days.
- 12'x35' long pool with artificial grass and rocks in the back for low maintenance
- Primary room located on the first floor. The remainder of the rooms are on the second floor.
- Open floor plan with dining room connected to the kitchen by a wet bar and kitchen is open to the family room.
- Main utility room is on the first floor. A secondary utility room for stackable washer/dryer is located on the second floor.
- Mud room is located by the garage along with half bath for convenience.
- Flex room on the second floor that is prewired for theatre room.
- Camera/Security installed throughout the outside

Appliances – High End Appliances Package

- 48" Smart Commercial-style KitchenAid Gas Range
- 48" Built in Side by Side Refrigerator
- 50" Vent Hood
- 22" KitchenAid built in Microwave oven
- KitchenAid Dishwasher

Structure Overview

- Tech Shield roof decking
- 1 1/8" Subfloor – glued, nailed and screwed down
- 18" Pre-engineered truss system
- 11' ceilings first floor with 10' second ceilings on the second floor
- Oversized aluminum low-E energy efficient windows
- Full brick and stone at the front and stucco for the remainder of exterior

Mechanical

- Two 16 Seer Carrier brand HVAC systems

- Two Navien ultra-high efficiency tankless hot water heaters
 - Pex manifold system

Interior Finishes

- Solid core 8' doors throughout
- Pocket doors for pantry and primary closet
- Wood flooring in all non wet living areas.
- Tile in all wet locations
- Tile up to ceilings in all shower and tub areas
- Jack and Jill restroom has separate shower and tub
- Frameless glass shower enclosures
- Quartzite in kitchen and living room area. Quartz in all other vanity locations
- Moen plumbing fixtures
- 4" recessed lights throughout
- Custom cabinetry and storage

Exterior Finishes:

- Custom 10'x16' black aluminum slider system that opens to the covered patio
- 8' black iron front entry double door
- 8' black aluminum double door opens to balcony
- 6" gutter system
- Storm drainage system throughout
- Landscaping with sprinkler system
- Camera system for all angles of exterior of the home
- Artificial Turf in the back and white limestone on the sides of the home