**Features in 19523 Rockview Ledge Lane**

**Only 2 Built in Towne Lake- Located in the Crossing**

**Drop in dock within 100 yards of the home**

**This allows you to carry or wheel your canoe or kayak straight to the middle dock and drop it in!**

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* Added 3M Security Film and Shading to control energy loss and efficiency.
* Added Sink in Laundry Room
* Added Water Softener System
* Added Hunter Douglas Blinds Powered by Remote Unit in living room/great room.
* Added Hunter Douglas Silhouettes in Master
* Added Plantation Shutters all across front both upstairs and downstairs

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Full Porch in front with Unobstructed Lake Views

Views from Downstairs Office and Upstairs Facing Bedrooms

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Additional $70K (2017 dollars in upgrades)

500 sq foot backyard patio with gas plumbing

Metal Roof in Front

Extra Storage over 1st floor guest suite in rafters

Extra Storage Room inside as well.

Bedrooms have in-suite bathrooms

Full first floor guest suite

Upstairs movie room with step downs and special lighting on sides/optional cans

Open loft area

2 extra half bathrooms

Double Crown Molding throughout downstairs and Double Modeling Baseboards

Raised Ceilings in Dining Room, Master Bedroom and Master Bathroom

Upgraded Paint throughout the home and on Kitchen Cabinets

Gas Line for Outdoor Kitchen

Tile Back Patio with Upgraded 500 sq foot Patio

Downstairs home office

Upgraded Granite in Kitchen and in all Bedroom Bathrooms including Master.

Wood Flooring in Family Room, Hall, Kitchen Breakfast, MudRoom, Study and Power Room

Upgraded to Kohler Farm Sink in Kitchen

Upgraded Tile in Kitchen and all Bedroom Bathrooms

Upgraded Stair Railings

Arched Fireplace Upgrade

Electrical in Pantry

Why I love this home.

The block/area of crossing always wins awards for best decorations for Christmas and Halloween.

It is inside, so no noise from roads but the section has a ton of kids and expect 150 to 200 trick or treaters, enjoy your beverage and join the neighbors on the sidewalks. Christmastime don't miss the golf carts coming through to enjoy all the decorations and lights …. 4th of July is a huge celebration!

You can walk to the Junior High/Middle School and ride a bike to the High School.

Finally, it is steps to the side dock so you can drop in your canoe, kayak and