



ABOUT THE PROPERTY:

This meticulously designed Braeswood Place residence combines elegance with modern functionality. You are greeted by a striking façade before stepping inside to discover a thoughtfully crafted interior boasting an abundance of natural light, soaring ceilings, & exquisite finishes throughout. The spacious floor plan encompasses 5 beds / 5.1 baths + a home office, providing ample space for both relaxation & entertainment. The gourmet kitchen is a chef's dream & features Thermador appliances, custom cabinetry, quartz countertops, & a spacious center island. Flowing seamlessly from the kitchen is the inviting living & dining area, complete with a cozy fireplace and panoramic views of the covered patio & landscaped backyard. Retreat to the luxurious primary suite & find a grand vaulted ceiling, spa-like ensuite bathroom & expansive walk-in closet. Additional bedrooms offer flexibility for guests or family members, each appointed with its own unique charm & functionality.

SELLER UPDATES & FEATURES:

- 11' ceilings on the first floor
- 10' ceilings on the second floor
- Vaulted ceilings
- Polished Brass faucet finishes
- Two Navien NPE 240 Tankless water heaters
- 15 SEER Lennox HVAC
- Electronic programmable thermostats
- Gas fired variable speed furnaces
- 8" baseboards
- Solid core Masonite doors on first & second floor
- European hinges K&V
- Custom cabinetry built by JTS Trim
- Cabinet door & drawer fronts by Clemente Espitia
- Halo Recessed lighting
- Wrought iron railing with wood tread stairs
- Hardwood Oak 5"
- Three-piece crown molding
- Granite & marble countertops
- Sierra Pacific 8000 double pane windows
- Keypad access through all 3 entries
- PEX water piping in exterior walls & attic
- PVC piping for interior waste
- Oil rubbed bronze porch fans
- Fully turfed backyard

FOYER

- Hardwood Oak 5"
- Three-piece crown molding

PRIMARY BEDROOM

- Burnished Brass light fixture
- Three-piece crown molding
- Hardwood Oak 5"





LIVING ROOM

- Hardwood Oak 5"
- Three-piece crown molding
- Surround sound wiring

KITCHEN / DINING ROOM

- Slab granite countertops
- Aged iron light fixture above kitchen island
- Butler's pantry
- Tile back splash
- Fisher & Paykel 6 Burner Gas Range with Griddle
- Double oven
- Zephyr Monsoon II 48" Professional Hood
- Bosch Custom Panel Dishwasher
- Fisher & Paykel 48" Refrigerator with ActiveSmart technology
- Fisher & Paykel traditional microwave oven
- Sub Zero Undercounter Refrigerator
- Custom cabinetry built by JTS Trim
- Cabinet door and drawer fronts by Clemente Espitia
- Polished brass and Satin Nickel pull-down kitchen faucet
- Elkay Crosstown stainless steel 36.5" x 18.5" x 9" sink
- European K & V hinges
- Three-piece crown molding
- Hand-Rubbed Antique Brass fixture in dining room
- Flat white secondary fans

GAME ROOM

- Surround sound wiring
- Three-piece crown molding
- Hardwood Oak 5"

BATHROOMS

- Granite & marble countertops
- Frameless clear tempered shower door
- Custom cabinetry by JTS Trim
- Porcelain Sinks
- Polished Nickel Faucets
- Breanne Free standing soaking tub
- Aged brass light fixture in powder room
- Hand Rubbed antique brass light fixture in primary bath
- Hardwood Oak 5"

EXTERIOR

- Hardie Plank concrete siding product
- CertainTeed High-Definition Landmark Limited Lifetime Shingle
- Seamless 6" K-Type gutters in pre-finished aluminum
- Sierra Pacific 8000 double pane windows
- PEX water piping in exterior walls & attic
- PVC piping for interior waste
- Brick & Hardi Siding, Stucco
- Two Navien NPE 240 Tankless water heaters
- 15 SEER Lennox HVAC
- Sherwin Williams paint
- Stained exterior doors
- Concrete surface on outside porches
- Oil rubbed bronze porch fans
- Concrete driveway
- Concrete sidewalks
- 8' tall cedar fence around perimeter of property
- Fully turfed backyard
- New front landscaping

