

# 11618 Brookspring Drive

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## Modern 4 Bedroom / 3.5 Bath Lakeside Place

- White brick exterior
- New interior and exterior paint
- Front patio at entry
- Open floor plan
- Two-story high ceilings
- Floor-to-ceiling windows with custom shutters
- Natural light
- New luxury vinyl flooring and carpet
- New lighting throughout the home
- White brick fireplace
- Gourmet island kitchen
  - New white cabinets
  - Quartz counters
  - New stainless steel appliances
- Spacious dining room with French doors leading to backyard
- Primary bathroom
  - Spacious walk-in shower
  - Free-standing soaking tub
  - Double vanity with quartz counters
  - High-end fixtures & finishes
- New toilets
- Study or fourth bedroom with double French doors
- Gameroom or fifth bedroom with en-suite bathroom
- Private backyard with spacious pergola
- Recent fence



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1. Riser to the entryway was removed
2. Office Bedroom added.
3. French door added to office.
4. Closet added to Office Bedroom
5. Painted interior of the home
6. Painted exterior of the home.
7. Two Sister Foundation Repair completed foundation repair with a transferable warranty and pumped about 19 yards, almost two concrete trucks under the house after the pilings were added.
8. Old Flooring was removed and hauled away.
9. New Flooring was added.
10. A water closet for the toilet was added to the Master Bathroom.
11. 4 New toilets were added.
12. Old Doors were removed.
13. New Doors were installed.
14. Old Doorknobs were removed.
15. New Doorknobs installed.
16. Drywall was repaired.
17. Texture was added to new Drywall.
18. 3 Windows were added to the kitchen.
19. 1 window was added to the Master Bathroom.
20. New Tile was added to the Bathroom showers bathroom floors.
21. New Glass was added to the showers and mirrors to the bathrooms by Jay's Glass.
22. The Air Conditioning and heating system was inspected by a Professional with over 30 years of experience in the industry.
23. The Plumbing system was inspected and guaranteed by a Licensed Master Plumber with 30 years of experience in the business.
24. New Lights were added to the house in every room by a Electrician with more than 20 years experience.
25. New Cabinets were added to the kitchen by Arc Cabinetry.
26. New sink and new shower were added.

