

# *93 Shadow Creek Ridge Court*

## *Luxury Features*

### *Brickland Home in the Villas at Shadow Creek Estates*

#### *Interior Features*

- 2,886 Square Feet Villa
- 3 Bedrooms, 3.5 Bathrooms, 2.5 Garage
- Located in prestigious Shadow Creek of Augusta Pines
- Gated entrance with 24 hour security guard
- Community designed for Lock and Leave - Enjoy your Travels
- Mahogany Entry Door with leaded glass insert that Welcomes you Home
- All Bedrooms have en-suite Bathrooms
- Crown molding in Foyer, Dining, Living, Kitchen, Breakfast Room, Primary Bedroom, High quality custom cabinetry in primary bedroom closet, secondary bathrooms, Utility Room & Study
- Plantation Shutters on all Windows
- Travertine flooring throughout - Hardwood Flooring in Study
- Spacious Living Room with a 42" Gas Fireplace
- Exquisite Hand-painted Living Room Ceiling
- A Chef will love the Island Gas cooktop and built in Refrigerator - Stainless steel Bosch appliances in Kitchen
- Formal Dining with coffered ceiling, chair molding and easy access to Kitchen
- Charming Breakfast Dining area
- Spacious Walk-in Kitchen pantry
- Wine Grotto with built-in Refrigerator
- Primary Suite is luxurious with Coffered ceiling
- Primary En-Suite Bathroom with Hydro therapy Garden Tub and Large Shower
- Bonus "Texas Attic" above garage with Portable AC, this is your Private Space
- Study offers handsome built in bookshelves on both sides
- 2 - 50 gallon gas water heaters 2024
- Utility Room with Sink and Cabinets

#### *Exterior Features*

- 10x21 Lanai with Outdoor Kitchen, grill, speakers and lighting to enjoy your low maintenance backyard
- Cottage Garden
- Golf Cart space in Garage
- Monier Lifetile Roof
- 10 Foot Wooden Fence for your privacy
- Decorative surface driveway with paver tiles at interior patio and front entry
- 2.5 car garage - custom built-in cabinetry with storage closet
- Weekly Lawn maintenance provided by HOA
- Neighborhood access to golf course, swimming pools, tennis courts