

131 STILLWATER DRIVE

Exterior Features

- Soffit outlets with holiday switches in garage
- Soffit lights
- Sprinkler System
- Prewired for 5 security cameras
- Full pool bath
- 6" full gutters
- Large (760 sq ft) covered patio with ceiling fan outlet for TV
- Plumbing for outdoor kitchen with water gas and dedicated outlets
- Full rebar concrete driveway
- 4 Hose bibs
- Professional landscape and sod
- 30-year Architectural shingles
- Smurf tubes for future home generator installation
- Termite treated at frame stage with tubes in walls for pest control

Energy Efficient

- 15.5 Seer energy efficient air conditioner
- 2 Gas Tankless hot water heater
- Energy efficient electric furnace
- R-38 Attic insulation
- R-13 Foam insulation in walls
- Programmable thermostat
- Radiant barrier roof deck
- Aerobic septic system
- LED custom light package

Interior Features

- GE Café Series stainless steel appliances – refrigerator included
- 36" Propane cooktop
- Double wall oven with French doors
- 36" Farmhouse sink
- Large island with operating cabinets on both sides
- Pot filler
- Soft close hinges and draws on all cabinets

- Over and under cabinet lighting
- Quartz countertops throughout
- Luxury vinyl plank floors throughout with ceramic tile in wet areas
- 3 electric floor plugs in family room
- Sleek clean construction with square sheetrock corners
- 7 ¼" Baseboards
- 8' Interior doors
- Large Low E windows to maximize natural light
- Gas direct vent fireplace
- Oversized pantry with electrical outlets
- Dedicated study
- Geometric accent wall in dining room
- Mudroom with cabinets and bench
- Dog washing station in utility room
- Utility room sink
- Access to primary closet to utility room
- Free standing soaking tub
- Seamless glass walk in shower

Garage Features

- Fully finished sheetrock and baseboards
- Large area for workshop/hobby room or a set of stairs
- 800 sq ft of space over garage available for future build out
- 3 ½ car 26' deep
- 2 Garage door openers
- 10' Ceilings
- 8' Doors
- 2 sets of dedicated outlets allowing more electrical options
- Plumbing for future water filtration system
- 2 Water shut off valves, one for exterior hose bibs only for winter use

Robert Pierce 281.831.4976

