

## *Features and Upgrades 16018 Kempton Park*

Room	Feature - Description
Entry	Stamped Concrete Sidewalk Beautiful Mature Oak Trees Newly Landscaped Flower Beds Double Pane Windows Double Knotty Alder Speakeasy Doors Luxury Laminate Wood Flooring Crown Molding Entrance Leads to Dining Room & Living Room
Dining Room	Luxury Laminate Wood Flooring Unique Chandlier Plantation Shutters Custom Crown Molding Chair Rail & Pictured Moldings Venetian Plaster Walls Easy Access to the Kitchen for Fabulous Entertaining
Family Living Area	Lovely Open Living Space with Views of the Backyard Soaring Ceilings with Majestic Windows Luxury Laminate Wood Flooring Brick Gaslog Fireplace with Hearth & Custom Wood Mantle Wall to Ceiling Pictured Wood Moldings Cris Cross Beamed Ceiling Built-in for Decorative Art Recessed Lighting and Ceiling Fan Custom Built Wood Stairwell Leading up to Game Room And Five Bedrooms
Half Bath and Laundry	Located between the Living Room and Kitchen Travertine Flooring Vanity with cultured marble countertop Chrome Fixtures Venetian Plaster Exterior Door Leading to Breezeway and Garage Custom Painted Cabinetry Space for a 2 <sup>nd</sup> refrigerator or a place to put a sink

## *Features and Upgrades*

### *16018 Kempton Park*

#### **Kitchen**

Beautiful Granite Counters in Abundance!  
Light and Bright Kitchen with tons of space for Entertaining  
And Everyday Cooking Experiences!  
Tile Backsplash & Under cabinet lighting  
Recessed LED Lighting  
Custom Cabinetry with Added Drawer Space  
Amazing Island with Extra Cabinet Space  
Under-mount Sink with Brushed Nickel Fixtures  
Custom Crown Moldings  
Breakfast Bar Leading into Breakfast Room  
Upgraded Stainless Appliances including, Built-in  
Microwave, Double Oven, Dishwasher and Electric  
Counter Stovetop  
Built in Family Desk Center with Cabinets & Open Shelving  
Access to the Formal Dining Room  
Tile Flooring  
Corner Windows Overlooking the Front yard

#### **Breakfast Room**

Large Open space with Garden Views  
Large Double Paned Windows  
Tile Flooring  
Custom Wood Wall Paneling

#### **Primary Suite**

Laminate Wood Flooring  
Custom Crown Molding  
Lots of Windows with Plantation Shutters  
Lighted Ceiling Fan  
Venetian Plaster

#### **Primary Bath**

Remodeled Master Bath with Two (2) walk-in Closets  
His & Hers Elegant Vanities with Marble Counters  
Large Sunken Tub with Nickle Faucet  
Under Mount Sinks  
Elegant Sconce Lighting  
Large Remodeled Walk-in Shower with Frameless Shower  
Door and Dual Nickle Faucet System, Pebble Stone  
Shower floor  
Travertine Tile Floor  
Plenty of Built-ins & Cabinet Space  
Dual Framed Vanity Mirrors

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### **Game Room - Upstairs**

Accessible from the Family Living Room  
Beautiful Wood Stepped Staircase with a stunning  
Extra-large Window overlooking the Water  
Fountain the Back Yard  
Raised Game Room with Plush Carpeting  
Great Extra-Large Room at 17x16  
Custom Wood Paneling Wall  
Recessed Lighting with oversized Ceiling Fan  
Ceiling Beam  
Wall to Ceiling Brick Gaslog Fireplace with Custom Mantle  
Added Recessed Lighting  
Window Blinds and Double Pane Windows

### **2<sup>nd</sup> Bedroom - Upstairs**

Upgraded Carpet  
Walk-in Closet  
Access to 2<sup>nd</sup> Full Bath Upstairs  
Lighted Ceiling Fan  
Double Pane Windows

### **2<sup>nd</sup> Full Bath Upstairs**

Cultured Marble Counters with Vanity  
Large Mirror  
Lots of Custom Linen Cabinetry  
Open Vanity Space for Fun Makeup Time  
Chrome Fixtures  
Shower/Tub Combination  
Recessed Lighting  
Tile and Carpet Flooring

### **3<sup>rd</sup> Upstairs Bedroom**

Upgraded Carpet  
Custom Built-in Desk with Shelving  
Walk-in Closet  
Lighted Ceiling Fan  
Wood Blinds

### **4<sup>th</sup> Upstairs Bedroom**

Upgraded Carpeting  
Custom Built-in Desk with Open Shelving & Cabinets  
Access to Jack N Jill Bathroom  
Wall Closet  
Ceiling Light  
Wood Blinds & Crown Molding

### **5<sup>th</sup> Upstairs Bedroom**

Plush Carpeting

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### **6<sup>th</sup> Upstairs Bedroom**

Lighted Ceiling Fan  
Walk in Closet  
Access to Hollywood Bath

Plush Carpeting  
Lighted Ceiling Fan  
Walk in Closet  
Access to Full Bath just outside Interior Door

### **3<sup>rd</sup> Full Upstairs Bath**

Long Cultured Marble Vanity With Storage  
Dual Sinks with Chrome Fixtures  
Tub/Shower Combination  
Plenty of Built in Cabinetry  
Two White Framed Mirrors  
Tile & Carpet Flooring  
Recessed Lighting & Chandelier  
Accessible from the Bedroom and Hallway

### **Exterior**

2 Car Oversized Garage with Automatic Door Opener  
Wrought Iron Gated Patio (From Garage to Backyard)  
Attached Lighted Breezeway from Laundry to Garage  
Decorative Flagstone Stamped Patio  
Back Patio Accessed through French Door in Laundry Room  
Soothing sounds from the Concrete Water Fountain  
Recent Landscaping  
Large Mature Trees  
Full Sprinkler System Front & Back  
Extended Flagstone Patio  
Built in Swing under Large Tree

### **Miscellaneous**

Two (2) Trane AC Units added in 2018 & 2019  
Added New Double Paned Windows - 2018  
Plantation Shutters added in 2018  
Added PEX Plumbing - 2018  
Added 2 Navien Tankless Water Heaters - 2018  
Recessed Lighting in Kitchen - 2019  
New Electric Panel Added in 2019  
Mosquito Misting System - 21 Heads  
Exterior Paint was done in 2020