

# Upgrades & Features

- Truly one of kind!!! Charming floorplan that has been completely remodeled.
- Prime corner lot w/ a screened in pool
- Lush landscaping & charming elevation for instant curb appeal
- Bright 1.5-story floorplan w/ only the game room up
- Grand foyer w/ custom barrel ceiling & indirect lighting
- Spacious formal dining w/ statement chandelier & views of the golf course across the street.
- Executive study w/ new fan & French doors
- Inviting Living w/ cozy fireplace, rich luxury vinyl plank floors, soaring ceilings, statement entertainment nook, & sliding doors out to the pool.
- Light & bright updated kitchen w/ gleaming quartz countertops, stainless appliances, new cabinets, sink & plumbing fixture, stainless side by side fridge & freezer, pendant lights, and hardware.
- Breakfast just off the open kitchen with access to the screened in porch
- Private Owners' Suite w/ tall, recessed ceilings, new floors, fan & his & hers closets w/ cedar lined ceilings.
- Dreamy spa-like primary bath fresh wood like tile, walk-in shower w/ dual heads, updated glass block, updated standalone tub, new toilet, new dual vanity, lights and hardware.
- Remodeled laundry with new cabinets, countertops & storage
- Guest bath down completely remodeled w/ outside access (Has a shower and could be a pool bath!)
- Oversized secondary bedroom #2 with access to outdoor living
- Bedroom #3 is generous in size and has convenient access to renovated bath #3.
- Game Room up (could be a 4<sup>th</sup> bedroom or flex space)
- Mature trees for shade on hot summer days
- Enchanting screened in outdoor living area with refreshing pool, perfect for extending entertainment outdoors
- Huge 2 car garage plus golf cart garage and a workshop area
- 2 HVACs
- Updated interior doors & hardware throughout
- Updated Windows throughout (except rear sliding doors)
- Roof approximately 3 years old
- All new floors & baseboards
- Lights & paint updated throughout

*Staging items in house are available to purchase*

*\*\*Lot 18 offered for sale separately\*\**

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*Sarah Conway Properties Team*

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