

## 10407 Kilbride Way Court Outstanding Features this Beautiful Home Offers!

### General House Features

- ❖ Trendmaker Construction
- ❖ Porte cochere
- ❖ 2 Gas Lanterns – Front entrance
- ❖ Automatic driveway gate with remote opener and keypad
- ❖ Regulation basketball backboard – Adjustable height
- ❖ Two (2) HVAC units. New compressor October 2022
- ❖ 3 zoned A/C system
- ❖ New Roof July 2015
- ❖ New 2 Car Garage Door and Track July 2015
- ❖ New Gutters / Downspouts July 2015
- ❖ New lawn drains August 2021
- ❖ New Exterior Paint June 2020
- ❖ All Windows re-caulked June 2020
- ❖ Plantation shutters throughout entire house
- ❖ Upgraded carpet throughout
- ❖ Front and rear staircase
- ❖ Outside automatic light timers – front, back and 2<sup>nd</sup> floor receptacles
- ❖ Owned alarm system with 2 control pads
- ❖ Video monitored security – 4 outdoor mounted cameras

### Outside

- ❖ Custom built pool approximately 20k gallons
  - PebbleTec finish
  - Beach entry
  - Sun shelf
  - Salt system
  - Screen Logic controls
  - Portable Aqua Link Remote Control Panel
  - Rock Waterfalls
  - Variable speed control for waterfall
  - Large Spa
  - Additional lighting
  - New Intellichlor IC 40 Salt Cell (April 2024)
  - New Cleaner (April 2024)
  - New Variable Speed Pump/Motor (March 2022)

- ❖ Custom built outdoor kitchen
  - Custom roof with ½ brick columns
  - Weber 6 burner grille
  - Outdoor Refrigerator
  - Stainless steel access doors
  - Stainless steel sink
  - Tile counter with backsplash
  - Ceiling fan and lighting, with dimmers
  - Overhead speakers
  - All Hardie board construction
  - Utilities, electric and water supply
  
- ❖ Custom built outdoor shower
  - Concrete base
  - 4" x 4" post construction
  - Moen Plumbing Fixtures
  - Hot and Cold Water Supply
  
- ❖ Back Patio
  - Screened-in enclosure with entry door
  - Outdoor TV connection
  - 2 ceiling fans
  - Wired for Home Theater System, includes 2 built-in ceiling speakers
  
- ❖ Replaced entire property line wooden fence (2019)
  
- ❖ Large "Cool Deck" decking
  - Re-surfaced June 2020
- ❖ Mature landscaping, front and back
- ❖ Automatic 11 zone sprinkler system, front and back
  - With b-hyve controls
- ❖ Concrete slab on side of house for sheds

## **Garage**

- ❖ 2 Car attached garage, 1 car detached with covered walkway
- ❖ Professionally installed epoxy garage floor coating – both garage floors
- ❖ Sheetrock walls with insulation throughout
- ❖ Pull down stairs to decked above garage storage
- ❖ Entry doors to both garages
- ❖ 2 automatic doors with openers and automatic lights
  - With myQ controls
  - 2 digital keypads

## **First Floor**

### **Kitchen / Breakfast Area**

- ❖ Kitchen entry door with enclosed mini blind, keyless entry lock
  - Lock can be controlled via Google Home
- ❖ New patio entry door
- ❖ High locks for security
- ❖ Generous cabinet space
- ❖ Tile flooring throughout
- ❖ Granite countertops
- ❖ Granite Center Island with
  - Breakfast bar
- ❖ Electric line connection under gas stove
- ❖ Under cabinet lighting
- ❖ Large walk-in pantry with automatic light and built-in spice rack
- ❖ Tumbled tile backsplash
- ❖ SS oven
- ❖ Garbage disposal
- ❖ Light dimmer

## **Living Room**

- ❖ Hardwood floors
- ❖ New ceiling fan
- ❖ Light dimmer
- ❖ Fireplace with gas logs, tile surround
- ❖ Built in bookcases and cabinets
- ❖ 5 large windows overlooking backyard/pool
- ❖ Custom made window treatments
- ❖ Wired for Home Theater System, includes built-in ceiling speakers
- ❖ Mounting area for large screen TV over fireplace

## **Master Bedroom Suite**

- ❖ Sitting area
- ❖ Ceiling fan with dimmer for light and fan
- ❖ Gas enclosed fireplace with tile surround
- ❖ Floor to ceiling windows overlooking backyard / pool
- ❖ New roman shades
- ❖ Recessed lighting with control from each side of bed

## **Master Bath**

- ❖ Tile flooring throughout
- ❖ Large tiled shower
- ❖ Dual shower heads and controller
- ❖ Whirlpool tub with 6 jets and tile backsplash
- ❖ Extra long vanity with 2 sinks
- ❖ Mirrored door
- ❖ Extra large walk-in closet
- ❖ New lighting in walk-in closet
- ❖ Updated sink/bath/shower fixtures

## **Entry Foyer**

- ❖ Hardwood flooring throughout
- ❖ Hardwood staircase
- ❖ 2 Story with circular staircase and chandelier
- ❖ 8' entry door with leaded glass and side lights

## **Study**

- ❖ New carpeting
- ❖ Double glass French doors
- ❖ Ceiling fan with light fixture

## **Dining Room**

- ❖ Hardwood flooring throughout
- ❖ Chair rail
- ❖ Wall mounted wine rack and glass holder
- ❖ Double solid doors leading to kitchen
- ❖ Chandelier
- ❖ Bar Area
  - Glass shelving above
  - Lower cabinet with slide out shelving
  - Shelf lighting
  - Granite counter top

## **Utility Room**

- ❖ Tile flooring throughout
- ❖ Cabinets
- ❖ Washer / dryer connections (Gas or electric for dryer)
- ❖ Counter top workspace
- ❖ Laundry shoot from upstairs bath
- ❖ New Lighting

## **Half Bath**

- ❖ Updated June 2023
  - New fixtures, mirror, paint
- ❖ Tile flooring throughout
- ❖ Cabinet/sink
- ❖ Full size linen closet

# Second Floor

## Game Room

- ❖ Extra large with entrance to bath
- ❖ Vaulted ceiling
- ❖ Light fixture and dimmers
- ❖ Built-in cabinet and bookshelves
- ❖ Upgraded carpet
- ❖ Storage behind bookshelves

## Media Room

- ❖ Double door entry
- ❖ Soundproofed walls
- ❖ Ceiling fan and lighting with remotes
- ❖ Large TV screen
- ❖ Mounted projection TV
- ❖ Bonus ---- Secret Room
  - Desk/workspace

## Bedroom 2

- ❖ Tray ceiling
- ❖ Plantation shutters
- ❖ Ceiling fan with light fixture and dimmers
- ❖ Large walk-in closet
- ❖ Upgraded carpet
- ❖ Connected full bath, tub/shower combo
- ❖ Laundry chute to laundry room

## Bedroom 3

- ❖ Tray ceiling
- ❖ Plantation shutters
- ❖ Ceiling fan with light fixture
- ❖ Walk-in closet
- ❖ Connected full bath, tub/shower combo

### **Bedroom 4**

- ❖ Tray ceiling
- ❖ Plantation shutters
- ❖ Ceiling fan with light fixture and dimmers
- ❖ Walk-in closet plus second closet
- ❖ Connected full bath, tub/shower combo

### **Other Second Floor Features**

- ❖ Open work/homework area
- ❖ Full size hallway linen closet
- ❖ Game Closet
- ❖ Upgraded carpet, hall and back stairs
- ❖ Pull down stairs to attic