

4506 Willingham Ct

Project: Avalon at Telfair **80'**

Model: 2604590, Treviso; Elevation: A

Construction Start: Dec 20, 2021, **Closing: May 10, 2012**

Major Upgrades (\$207k builder upgrades plus owner adds after closing)

1. 2nd Master Bedroom on 2nd floor
2. Pool Bath With window seat
3. Bricks at sides/rear of home in lieu of siding, Stucco and Stone Exterior Walls
4. Prebuilt cabinets/bookshelves; double front door
5. Game room: Wrapped beams, Re-enforced floor
6. Utility room: base cabinets with granite counter, stainless sink with Camerist pull out Faucet, stainless clothes bar above sink, drain in center of floor
7. Upstairs & Downstairs masters - installed quiet Rock in walls & ceiling
8. For future pool: underground rerouted, Gas Stub out, 50 amp dedicated outlet (swimming pool with water fall was built by owner after closing)
9. 4000 Btu gas line for outdoor grill (outdoor kitchen added by owner after closing)
10. Secret Cedar-Paneled storage area
11. Laundry Chute
12. Space above the garage decked with plywood, increased beams/joists for storage, added subfloor and attic pull-down in the garage for access
13. Cooktop/vent hood upgraded
14. Granites counter tops
15. Study and family room floor outlets
16. Under cabinet lights in kitchen and tech center
17. 3-way switches in all bedrooms; 24 recessed cans in various locations
18. Stained grade trim and triple crown molding
19. Enlarged windows in secondary bedrooms and bathrooms
20. Water Soften System and RO Drinking Water System
21. Intercom system installed
22. Prewired for sound system
23. Plantation Shutters and Curtains (by owner after closing)
24. Swimming Pool with water fall (by owner after closing)
25. Outdoor kitchen with hot and cold water (by owner after closing)
26. Landscaping and outdoor Tool Shed (by owner after closing)

Unique Features:

Double Master & Double Stairs & Double Ovens	Lap Pool with Waterfall & Full Pool Bath
Balcony on Second Floor	Built in Refrigerator & Shelves & Cabinets
High Ceiling & Fresh Painted Interior Walls	Sink in Utility Room and Laundry Chute
Stucco & Stone & Bricks Exterior Walls	Beautiful landscaping & Garden with Tool Shed
Secret Cedar-Paneled Storage Room	Natural Stone Patio with Outdoor Kitchen & Grill
3 Tandem Garage with Epoxy Coating Floor	Extra Large 80' Lot
5 Bedrooms 6.5 Bathrooms	Stained Trim & Crown Moldings & Ceiling Beams
Grab Bars for D/S Master Shower/Bath Tub/Toilet	Tankless Water Heaters
Plantation Shutters and Curtains	Water Soften System & RO Drinking Water System