

11406 Parkriver Dr.

COMPASS



HOMETEAM  
THALIA & JOSH

# Home Features

## Floors:

- Wood like tile floors in foyer, formal dining room, formal living room, family room & primary bedroom. (2017)
- Carpet in secondary bedrooms and game room.

## Formal Living & Dining Room:

- Plantation shutters (2017)

## Family Room:

- High ceilings
- Recessed lighting
- Stacked stone gas-log fireplace (2017)
- New updated ceiling fan (June 2024)

## Breakfast Room:

- Updated light fixture (June 2024)

## Kitchen:

- Cabinets painted in 2017 and touched up in June 2024
- Granite counters with stone backsplash
- Gas oven
- Gas cooktop
- Dishwasher
- Built-in microwave
- Double basin sink
- Walk-in pantry
- Under cabinet lighting
- Recessed lighting

## Primary Bedroom:

- Located on the 1st level
- New updated ceiling fan (June 2024)
- Freshly painted in 2017



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## **Primary Bathroom Remodeled in 2017:**

- Tile floors
- Open standing shower with tile surround and rainfall shower head
- Granite counters
- Updated cabinetry
- Double sinks
- Oil rubbed hardware and faucets
- Updated light fixtures
- Walk-in closet

## **Game Room:**

- Located on the 2nd floor
- Carpet
- Recessed lighting
- New updated ceiling fan (June 2024)
- Full bathroom with tub+shower duo
- Adjoined to an extra room - converted attic space to add 190 sqft
- Walk-in closet
- Can be used as a 5th bedroom

## **Secondary Bedrooms:**

- All located on 2nd floor
- New updated ceiling fans (June 2024)
- Walk-in closets
- High ceilings
- 4th bedroom freshly painted (June 2024)

## **Second Full Bathroom:**

- Double sinks
- Tub+shower duo with tile surround



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## Backyard:

- Pool with spa, waterfall and diving board. Pool resurfaced in 2018.
- Wood patio with pergola (stained in June 2024)
- Plenty of green space for kids and animals to play

## Misc.:

- Home painted in 2017
- 1/2 bathroom remodeled in 2017 with decorative tile, oil rubbed bronze hardware and pedestal sink.
- New door hardware downstairs (2017)
- New front door hardware (June 2024)
- New doorknobs upstairs (June 2024)
- Power-washed exterior (June 2024)
- Landscaping was freshened up in June 2024
- Front door painted (June 2024)

## Neighborhood:

- Lakewood Crossing Park nearby
- Vintage Park is nearby
- Easy access to major highways and streets

