

## **3002 Topham Circle Features/Upgrades**

Landscaping w/ (2) New Southern live oaks

2019 Exterior accent lighting

2019 New Central AC Heating and all new ductwork (Trane Brand)

Original hardwood floors

2019 New plumbing inside (PEX)

2023 new plumbing from main bathroom toilet to city sewage

2023 New insulation in attic

2019 Custom kitchen with Soft pull and close drawers and cabinets, Kitchen aid fridge, stove and dishwasher

Sprinkler Irrigation system front and back

New roof 2024

New fence 2024

Hardy plank upgrade 2012 entire house

Custom driveway (7 Car)

Double pane windows

Studio/office/man/she/cave

Double Sheetrock, with green glue sound dampening. Shaw brand wall carpeting (charcoal gray)

Zoned to Oak Forest Elementary zoned

One of few cul-de-sacs in Shepherd Forest (great for families)