

2508 Orchid Creek Drive
In the Neighborhood of Shadow Creek Ranch

Kitchen

- 1st level location, 9' ceilings, recessed lighting
- Walk in pantry, 16" square porcelain natural stone look tile, 13" matching backsplash
- Granite counters with Stainless Steel appliance package
- Double basin Stainless Steel sink
- Chrome gooseneck faucet with hand sprayer and soap dispenser
- 28"x75" island with extra storage
- 4.5" baseboards, 3" frames on doors
- Breakfast nook that could sit four people and has 2 bay style windows with full window door out to covered back patio, curtains will remain
- Kitchenette/breakfast nook has a 5 bulb chandelier and overlooks the backyard
- 12 above counter cabinets
- 11 under counter cabinets
- 11 under counter drawers
- Arched entryway into the living room and front foyer

Living

- 1st level location, 18' ceiling, front door/formal entryway access through an arched walkway
- Double sided gas log fireplace with 16" square natural stone look tile and painted wooden mantle
- 8" crown molding, 4.5" baseboards
- 5" pre-engineered flooring, 3" framed doors
- 6 windows with custom 18' draperies, will remain
- Built in upper statement shelves
- Built in cabinetry for a TV/entertainment center, TV and mount will not remain
- Lighted fan and recessed light above fireplace
- Arched entryway into sunroom

Dining Room

- 1st level location, 9' ceiling
- 5" pre engineered wood flooring
- 8" crown molding, 4.5" baseboards
- 9 Bulb chandelier, double window that onlooks front porch, curtains will remain
- 2" chair rail, 2 arched entryways from the formal foyer
- Dimmer light switch, throughout

Secondary Hall Bathroom

- 2nd level location, Neutral square tile porcelain flooring
- 8' ceiling, single vanity, bevel frameless mirror
- Single sink, shiny chrome faucet
- 2 undercounter cabinets, bult in medicine cabinet
- Tub/shower combo with neutral square tile surround

Secondary Bedrooms

- 2nd level location, 8' ceilings
- 4" baseboards, 3" framed doors
- 2 of the rooms have a sizeable walk in closet, the other is a very wide, double door closet
- Lighted fans
- One room has a hall bathroom, the other two are connected by a Hollywood bathroom with a tub shower combo and two separate vanities. Each sink having a medicine cabinet and under counter storage

Office Space Upstairs

- 2nd level location, 8' ceilings
- 4" baseboards, 3" framed doors
- 7' wide built in desk with 7 drawers , 1 cabinet, and seating for 2
- Recessed lighting
- Window for natural lighting

Sunroom

- 1st level location, 9' ceilings, 4 light fan
- 4" baseboards, 3" framed doors
- Double sided gas log fireplace with 16" square natural stone look tile and painted wooden mantle
- 5" Pre-engineered flooring
- 6 Large windows, covering two walls in the room
- Arched entryway into living space
- Rounded sheetrock corners, throughout

Primary Bedroom

- 1st level location, en suite full bathroom, walk in closet
- 10' Trayed ceiling, 4 bulb lighted fan
- 5" pre-engineered wood flooring
- 4.5" baseboards, 3" frames on doors
- Triple bay window that overlooks back yard
- Powder room right outside door
- TV and mount will be removed

Office

- 1st level location, 8" crown molding
- 9' ceiling, 4 bulb lighted fan, curtains will remain
- 5" pre-engineered wood flooring
- 4.5" baseboards, 3" frames on doors
- Double window looks out onto the front porch
- Double French door entrance from foyer

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Powder Room

- 1st level location
- 7.7' ceiling, frameless mirror, porcelain pedestal sink
- 16" square neutral tile
- 4.5" baseboards, 3" frames on doors
- Linen closet
- Chrome faucet and 2 bulb vanity light that is brushed chrome

Primary Bathroom

- 1st level location, en suite the primary bedroom
- 9' ceiling, 13" square porcelain tile, 4.5" baseboards
- Walk in closet, plus a separate linen closet
- Separate water closet with bidet
- Separate shower, with tile that matched the floor tile
- Double separate sinks, frameless mirrors, each having a built-in medicine cabinet
- Brushed nickel faucets, light fixtures, and towel hangers
- Jacuzzi soaking separate tub
- 75" square privacy window above bathtub

Exterior

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- Smith Thompson whole house security system, 3 Nest security cameras will remain
- Double car garage, heavy-duty custom-built cabinets, 16' of counter space with under counter cabinets, 10 cabinets overhead, 4 under counter cabinets, and 9 undercounter drawers
- Epoxied garage floor with motion detected floor lighting, attic access
- Back porch covered patio, outdoor kitchen
- Sizeable yard, front and back, back being fully fenced
- TV and heater on back porch will remain
- Fire pit on back porch, backyard iron gate to lake and walking trails
- Paved walkway to backyard, paved area for garbage cans
- Backyard and front yard accent lighting at dusk
- A mature neighborhood with developed trees, curbs, gutters, area amenities include, tennis, volleyball, pools, playgrounds, basketball etc.
- Neighborhood has 150 acres devoted to recreational facilities
- Excellent schools
- Washer and dryer will remain, refrigerator is negotiable