

Features and Improvements

4035 Mossy Banks Lane

Interior Features and Improvements

Foyer

Space for entry table and artwork
Spacious walk-in closet under the stairs with hanging rod for coats
Powder bath for guests
Light filled views through the home to the backyard

Dining Room

Designer chandelier
Ample space for entertaining and seating for 6+ people
Open to the living room and kitchen

Living Room

Designer light fixture
Wall of windows looking into the backyard oasis
Glass door leading to the covered back patio
TV or display niche
Open to the kitchen and dining room

Kitchen

Open concept layout featuring a spacious center island with seating
Accent tile installed as a focal feature on the back of the kitchen island
Designer gold light fixture installed over island
Gourmet Kitchen Package cabinetry upgrade
Premium 42" Woodmont Ashford Raised Panel Cabinets in Black Fox
Under cabinet lighting installed for ambiance
Designer gold cabinet pulls installed
Premium Chef Collection Silestone in Desert Sand
Upgraded Emser subway tile backsplash in brick-lay pattern
50-50 split under mount sink
Upgraded Moen Sleek spot-resistant faucet with high arc pull-down spout and spray setting
Ultra Filter Single Stage Drinking Water System With Classic Chrome Spigot
Upgraded 30" Whirlpool SS gas cook top with SpeedHeat burner and AccuSimmer setting
Upgraded 10cuft Whirlpool SS double oven with Smart technology, steam clean and touch screen
Upgraded Whirlpool SS built-in microwave/hood vent combination
Energy Star Whirlpool SS dishwasher
Garbage disposal
Dedicated pantry

First Floor Suite

Ample space for a bedroom set and seating area or desk
Large windows overlooking wooded green space and backyard oasis
Designer ceiling fan
Neutral paint and carpet
Blinds with designer curtain rods and curtains for light and privacy control
En-suite bathroom
Expansive walk-in closet

First Floor En-suite bathroom

Built-in vanity with under mount sink
Upgraded Moen Glyde faucet
Large framed mirror
Designer cabinet hardware
Tub/Shower combination with tile to the ceiling
Curved shower rod for extra room in the shower

Utility Room

Extra large with space for an additional fridge/freezer, storage or use for pets
Full length hanging rod for drying items and rack above for storage
Washer and dryer hook-ups
Vent fan
Leads to garage, making it an ideal drop-spot for shoes, bags and accessories

Powder Bath

Pedestal sink
Oval Mirror
2-light fixture over sink
Moen Glyde faucet

Staircase

Wide design with mid-way landing
Windows at top to let natural light illuminate the space
Modern wrought iron balusters with stained wood railing
Space for artwork
Open concept to allow a flow of light between the dining room, kitchen and living room
Under-stairs walk-in closet

Game Room and Study Space

Expansive space with flexible use for a media room/game room/play room, etc.
Large windows with exceptional natural light and blinds for light and privacy control
Study niche is offset from the game room and offers flexible space for a home office, crafts niche, etc.

Primary Suite

Ample space for a King-sized bedroom suite
Large windows overlooking wooded green space and backyard oasis
Blinds and designer drapes and rods for privacy and light control
Designer ceiling fan
Neutral paint and carpet
En-suite bathroom
Expansive walk-in closet

En-suite bathroom

Double vanity with under mount sinks
Upgraded Moen Glyde faucets
Large framed mirror
Designer cabinet hardware
Upgraded walk-in shower with glass enclosure and bench
Rain-style shower head
Built-in soap and shampoo dispenser
Separate water closet for toilet
Linen closet

Bedroom Three

Light filled windows with drapes and blinds
Spacious closet
Neutral paint and carpet

Bedroom Four

Window with drapes and blinds
Spacious closet
Track lighting
Neutral paint and carpet

Third Full Bath

Extended vanity with knee space for storage or a seat
Framed mirror
4-light fixture
White vanity top with under mount sink
Moen Glyde faucet
Linen closet
Tub/Shower combination with tile to the ceiling

Throughout

Neutral Paint
Upgraded 9' ceilings on main level
Wood look tile flooring throughout main level living areas
Neutral carpet throughout second level and bedrooms
Recessed lighting
Upgraded rocker switches
6 panel interior doors
Upgraded lighting fixtures in main living areas
A Better Blind 2 inch Smooth Faux Wood Cordless Blinds w/Modern Valance throughout

Garage

Two car garage with automatic opener
Storage shelves can remain
Double wide driveway for ample parking

Exterior Improvements and Features

Premium elevation
Upgraded brick
8 foot painted front door
Kwikset SmartKey Entry Door Hardware
Attached covered patio selection
Ceiling fan and recessed lighting installed at covered patio for year round enjoyment
Gazebo installed on concrete pad with electrical and fan
6 zone Hunter sprinkler system installed
Custom landscaping installed
Full gutters with improved grading/drainage
Custom accent lighting installed around the home
Coach lights at front entry
Covered front porch
Enhanced front landscaping featuring flower beds and accent lighting

Additional Notes

Whole house Taexx Built in PestControl System
BoraCare Termite pre-treatment when built
Energy Star Home
Structural warranty still in place
New construction inspection and one year mark inspection performed and items corrected by builder

Important Notice: All information contained herein is provided as a courtesy per the sellers to best of their knowledge. Any prospective buyers should not rely on this information and should independently verify everything and secure their own inspection of all systems.