



FEATURED PROPERTY: 48 West Oaks Court

Home:

Built in 2023

3 bedrooms – 2.5 baths - 3 car garage

2727 sqft home on 12,316 sqft lot

Low Tax rate: 2.0081

Interior:

7" plank hardwood flooring

Cedar beams in living room

Plantation shutters

8' doors

Crown molding

Gas fireplace with remote and rear vent (no chimney)

Groin ceiling at entryway

4000k color LED lighting

Entire home smart-wired

5" baseboards

Secret room behind built-in bookshelves in entryway

Soft-closed cabinets and drawers throughout

Quartz countertops

Nest thermostat

Attic space decked for storage over garage area

BoraCare Termite treatment through framing of home

Chef's Kitchen:

Custom cabinetry throughout with 42" wall cabinets

KitchenAid Appliance package

ZLINE 48" rangetop and pot filler

Large custom wood range hood

Separate ice maker

Coffee station and dry bar area

Double ovens, including convection oven

Convection microwave (capable of baking goods) drawer

Oversized island with farmhouse sink

Butcher block counters in pantry

**Primary Suite:**

Electric fireplace with no-heat option and cedar mantel
Shiplap around fireplace
Accent wall
Oversized walk-in shower with jet system, handheld showerhead, rainhead, and bench for two!
Waterproof shutters in shower window
Custom built-in cabinetry in bathroom and closet, including jewelry drawer
Comfort height cabinetry for both sinks
Separate water closet
Elevated toilet seat with soft-close lid

Office:

White built-in cabinetry
Double glass door entry
11' ceilings

Laundry Room:

Custom designed and painted storage lockers
Washer/dryer _____
Abundance of storage
Mud room sink

Secondary bedrooms:

Plantation shutters
5" baseboards
Built-in in closets

Second Full Bath:

Comfort height cabinetry
Shower includes jet system, handheld showerhead, rainhead, and bench
Elevated toilet with soft-close lid

Garage:

3 car garage
EV Charging Station
Dog Wash
Drywalled and painted



Epoxy floors
Plantation shutters

Exterior:

Berridge 16" Cee-Lock Panel metal roof
12,316 sqft corner lot with some waterviews
Gemstone lights around entire home
New heated pool with spillover spa, waterfalls, and fire bowls
Tongue and groove wood ceiling on front and back patios
Oversized, covered back patio with two ceiling fans and stamp and stained concrete
Outdoor kitchen includes sink, grill, and mounted wall TV is included
Natural gas connection to gas grill
Rain Bird sprinkler control located in garage with 12 zones
Gutters on home
Solar accent lighting

Mechanicals:

Metal roof
5 Ton A/C unit – 2 zones with Seer2 compliant equipment and R8 ducts
Tankless hot water heater
Gas furnace
PEX plumbing
R49 insulation in attic
Blown and batt insulation in walls

Landscaping:

2 Magnolia	Ligustrum Wax
2 Oak Shumard Red	Boxwood Japanese
1 Magnolia Dd Blanchard	Camellia Shi Shi
5 Crape Myrtle Thunderstruck Rumbin Red	Azalea Encore
Dianela	Gardenia Radican
Fox Tail Fern	Ixora Maui Red
African Iris	Loropetalum
Lantana yellow	Ligustrum Sunshine
Cleyera Japonica	