

Features and Upgrades *9527 Sanger Way*

Features:

- Award winning master planned community of Meridiana featuring amazing amenities:
- Café Sol, two resort style pools, splash pad, ambassador's yacht, fitness center, conservatory, outdoor game area, amphitheater, playgrounds, tennis and pickleball courts ++
- Built by Shea Homes 2022
- Single story (Plan 6010) 4 Bedrooms, 3 ½ baths, 3 car tandem garage
- Large 12,823 sq.ft. lot
- 12' ceilings
- Separate study/flex room
- Media room with wet bar
- Gourmet kitchen with extended cabinetry to Casual Dining Room
- Double ovens, 5 burner gas cooktop
- Large walk in Pantry

Upgrades:

- Stacked slider in Great Room
- Kitchen Aid appliance package
- Wood Hood above stove top
- Pot filler at stove top
- Omega Stone countertops in Kitchen/Dining
- Bay Window in Primary Bedroom
- Polished chrome bath hardware
- Double glass doors- Study
- Extended outdoor patio
- Solid wood flooring in Entry, Study, Great Room, Kitchen/Dining, hallway to bedrooms
- Freestanding tub in Primary Bathroom
- Full gutters
- Media Room- Solid core double doors, wall sconces, surround sound, projector, screen
- Wet bar + cabinetry in Media Room
- Valet Bench in mud room with hanging hooks and upper cabinets
- ++ so many more upgrades totaling over \$110K!