

# HOME FEATURES

4 Bedrooms, 3 Bathrooms & Flex Space

3087 Sq Ft, 1-Story, Pool/Spa

*Approximately \$200,000 in updates/upgrades have been done by current owners.*

## General

- Fully renovated (2021)
- New roof (2023)
- Rinnai Tankless water heater (2019)
  - Serviced annually
- Trane 16 Seer AC (2019)
- SPC/LVP flooring
- Upgraded 2-panel interior doors
- 6" baseboards throughout
- Whole house surge protector
- Neutral paint colors

## Exterior/Outdoors

- Brick and limestone elevation
- Covered patio
  - 2 outdoor fans
- Large front porch
- Lush landscaping
- Sprinkler system
- Pool and spa (chlorine)
- Cool deck with flagstone accent

## Garage

- Built in cabinets and work bench
- Epoxy flooring
- Wind load rated door
- Overhead storage rack



## Kitchen

- Beautiful white cabinets
- Quartz countertops
- Stainless appliances
- Built-in microwave
- Island with gas cooktop
- New dishwasher (2024)
- Granite sink

## Living Room

- Gas fireplace
- Custom built-in cabinets & shelves
- Custom window shades

## Primary Bedroom

- Sitting area
- Walk-in closet with built-ins
- En-suite bathroom
  - Oversized tile
  - Crown molding
  - Plantation shutters
  - Soaking tub
  - Frameless shower
  - Dual vanities
  - Custom framed mirror

## Secondary Bedrooms

- Plantation shutters
- Custom built closet in one bedroom

## Secondary Bathrooms

- Remodeled/updated

## Flex Space

- Currently a media area. TV & Sound Equipment are negotiable. Blackout curtains stay.

***Note: Refrigerator, select furniture and decor are available for purchase.***