

WHAT WE LOVE ABOUT OUR HOME

28247 CLEAR BREEZE COURT

<i>FLOOR PLAN</i>	We love this one-story floor plan because of the open kitchen overlooking the living room with view to the vast outdoor area. The home faces Northwest so we get plenty of sunlight in the back. We currently use the office with french doors as a play area and use one of the bedrooms as an office.
<i>Outdoor Patio/ Kitchen</i>	Lots of room for kids to play in the back. Extended patio and built in kitchen sit under covered back porch. 12 ft sliding glass doors allow for lots of sunlight. All Low E windows.
<i>Lot size and privacy</i>	The unique shape of the corner lot gives us a huge area in the back that can fit an extra large pool. See design renderings by Escape Pools.
<i>Modern updates/design</i>	The lighting in the kitchen and dining area were chosen by our interior designer and are from West Elm. Custom kitchen hardware and faucet from VIGO. Upgraded Sangria Venthood over stove. We removed the ceiling fan from the living room but it is still available if someone wants to hang it back up. The wiring for it is still present. Hidden wiring behind tv in living room. Modern beams throughout open kitchen and living.
<i>Built-ins in Primary closet, utility room</i>	Primary closet has elaborate custom cabinetry that allows a much more beneficial use of space. Custom cabinet, sink and storage installed in the utility room makes laundry much more convenient. Notice also the trash/recycling pull-out in the kitchen.
<i>Generac Generator</i>	Generator is 24kW and worked perfectly when the area lost power for a few days in 2024 storm. Warranty transfers to new owner. See attachment.
<i>SOLAR PANELS/ OTHER TECH / WATER SOFTENER</i>	The solar panels installed by Astrawatt Solar were a great choice in 2024 and we enjoy low energy bills. Warranty transfers. See utility bill attachment. The Tesla charger in garage is convenient and we also use the garage as workspace. Electric fireplace keeps house looking modern. Whole house water softener installed by United and keeps appliances working like new. All PEX piping. Cat 6 Wifi capable wiring
<i>NEIGHBORHOOD</i>	We love our neighbors and have enjoyed the camaraderie and sense of safety. Because we are at

	the end of a cul de sac lot, few cars come by and our
<i>AMENITIES in Woodson's Reserve</i>	New restaurants like The Grove wine bar and retail have opened at the entrance to WR and we often use the club house and fish in the catch and release lakes.

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