



## **Featured Property: 3506 Bennett Trails Dr**

### **General**

Walking distance to playground  
Large windows throughout home  
No rear neighbors  
Oversized lot  
Crown molding  
Luxury vinyl floors, tile and carpet  
Recessed lighting throughout  
Whole home Generac generator

### **Entry/Formal Dining**

Large covered patio  
Crown molding  
Luxury Vinyl Plank in entry  
Upgraded chandelier in formal dining room  
Large storage closet  
Half bath with window

### **Garage**

Over-sized 2 car garage  
Garage door opener with remotes  
Door leading to backyard  
Built in workshop  
Built in storage shelves  
Hot water heater located in garage

### **Kitchen**

Stainless steel refrigerator stays  
42" cabinetry  
Granite countertops  
Built in double bin trash drawer  
Undermount sink  
Gas range with convection oven  
Pots & pans organizer  
Large walk-in pantry  
Large island

**Living Room**

Crown molding  
Large windows overlooking expansive backyard  
Updated light fixtures  
TV mount  
Ceiling fan  
Recessed lighting

**Primary Bedroom & En Suite Bathroom**

Large room with crown molding  
Ceiling fan  
Large walk-in closet with built-ins  
Blinds and curtains  
Walk-in shower with surround tile  
Soaking tub  
Comfort height double vanity with granite countertops  
Additional vanity area  
Updated light fixtures  
Large framed mirror  
Separate water closet

**Bedroom 2 - Upstairs**

Large room  
Walk-in closet  
Ceiling fan  
Reading ledge on window  
Blinds on windows

**Bedroom 3 - Upstairs**

Large room  
Walk-in closet  
Ceiling fan  
Blinds on windows

**Bedroom 4 - Upstairs**

Spacious room  
Ceiling fan  
Blinds on windows

**Full Bathroom - Upstairs**

Framed mirror  
Tile surround tub/shower combo  
Updated light fixture  
Granite countertops with additional counterspace

**Loft**

Custom window coverings  
Blinds on windows  
TV with mount stays  
Pull down attic access  
Walk-in attic access decked for storage

**Exterior**

Large covered patio with pergola and extended concrete pad  
Sun shade  
Built-in bar with granite counters, storage cabinets, and raised bar  
Ceiling fan on patio with additional fan for pergola area  
TV mount  
Herb garden with sprinkler system  
Playscape included  
Storage Shed included  
Peach tree  
Blackberry bush  
8 gardens  
No rear neighbors

**Mechanicals**

Roof: 2013  
HVAC: 2013  
Hot Water Heater: 2013  
Water Sprinkler: 4 zones  
Security System: ADT  
Generac whole home generator: 2024