

FEATURES & UPGRADES

Master Bedroom & Bathroom

- Spacious master suite with tray ceiling
- His and her vanities in the master bathroom
- Large walk-in closet with custom-built storage system
- Separate water closet for the toilet
- Garden tub with tile surround
- Tiled walk-in shower with glass enclosure

Main Floor

- One bedroom located on the main floor
- Full bathroom with bath/shower combo
- Mudroom with built-in shelving and storage
- Gas fireplace with gas logs (logs stay with the house)

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- Recessed lighting throughout
- Ceiling fans in the kitchen bar area

Kitchen Features & Upgrades

- Stainless steel appliances-Refrigerator stays
- Gas oven range
- Double ovens
- Large walk-in pantry
- Granite countertops
- Tile backsplash
- Kitchen island with seating extension
- Three pendant lights above the kitchen island
- Garbage disposal

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Second Floor

- Four spacious bedrooms upstairs
- Three full bathrooms upstairs
- Jack and Jill bathroom setup
- Walk-in laundry room-Washer/
Dryer Stay
- Large media room
- High 10+ foot ceilings

Interior Features

- Faux window blinds throughout
- High 10+ foot ceilings on the main and
upper floors
- LVP flooring throughout the main floor
except in the bedroom (carpeted)
- Carpeted upstairs
- Crown molding and custom details
throughout

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Exterior Systems & Additional Features

- Contemporary farmhouse architecture with cement siding (Hardie Plank)
- Extended covered back porch with double sitting areas - Pool table stays
- Gas connection for outdoor grilling- Grill stays
- Fenced backyard
- Storage shed in the backyard
- Three-car front-facing garage
- Pestban built-in pest control system
- 10-year builder warranty still active
- Solar panels with backup generator (to be paid off at closing)
- Gas water heater (located upstairs)
- Rain Gutters
- Outdoor Backyard Lighting System

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Community Features & Amenities

- Sidewalk-lined streets with streetlights
- Community pool
- Playground and park
- Clubhouse
- HOA with covenants available
- New Middle school - Highly rated school district