



FEATURES: 8007 Sandywood Lane

Major Updates & New Features

- 6-Year-Old Roof – Excellent condition
- Brand New AC & Furnace with Smart Nest Thermostat
- All-New Carpet Throughout
- Fresh Interior Paint
- New Dishwasher & New Blinds
- Updated Toilets, Faucets, & Brushed Nickel Finishes

Interior Highlights

- Split Floorplan – Private Primary Suite
- Spacious Primary Suite with:
 - Vaulted Ceilings
 - Large Walk-In Closet
 - Updated Bath with Granite Counters
- Living Room Features:
 - Vaulted Ceilings
 - Wood Laminate Floors
 - Wood-Burning Fireplace
- Eat-In Kitchen with:
 - Gorgeous Granite Counters & Matching Tile
 - Dedicated Dining Area
 - Lots of Natural Light

Garage, Storage & Utility

- Large Two-Car Garage with:
 - Epoxied Floors
 - Step-Up Area for Workbench & Storage
- Large Attic Space for Additional Storage

Outdoor Features & Location

- Beautifully Landscaped Yard Mature Bradford Pear Trees
- Spacious Fenced Backyard
- Wide Driveway and Sidewalk-Lined Street
- Walking Distance to Parks and Local YMCA
- Only 2 Miles from I-40 – Convenient Access to Everything

 **Enjoy all Bartlett has to offer! Great schools, excellent public services, low taxes, and a genuine sense of community!**

