



FEATURES: 540 Helene Drive

- ✚ First floor living at its best – 4 bedrooms, 2.5 bathrooms all on the 1st floor!
- ✚ Home is nestled off the road on 2 gorgeous acres (mix of mature trees & flat yard)
- ✚ One owner home that has been meticulously maintained & improved
- ✚ Square footage = 2656 SqFt w/ room for expansion
- ✚ Potential for bonus room/playroom via unfinished attic at the top of the stairs
- ✚ 2-car attached garage w/ additional 24 x 24 detached insulated garage/workshop
- ✚ New roof on house in December of 2019 – New roof on shop/garage in 2023
- ✚ New HVAC – 5-ton AC & furnace in 2021
- ✚ Central family room w/ vaulted ceilings, built-ins, & gas fireplace w/ heat blower
- ✚ New Mohawk engineered hard wood floors throughout – 2018 – no carpet!
- ✚ Remodeled eat-in kitchen in 2018 w/ granite counters, deep sink, & quality fixtures
- ✚ A surplus of beautiful maple cabinets, walk-in pantry, breakfast bar & eating area
- ✚ Stainless steel appliances included:
 - Range/Oven – 2023
 - Dishwasher – 2023
 - Microwave – 2022
 - Refrigerator - 2015
- ✚ Huge master bedroom w/ crown moldings, vaulted ceiling, & extra outlets
- ✚ Oversized his & her walk-in closets
- ✚ Master bathroom remodeled in 2018:
 - Granite counters
 - Double vanities
 - Soft-close cabinets
 - Jet-bubble soaking tub
 - Textured tile floors
 - Huge glass shower
- ✚ Formal dining room w/ crown moldings, wainscoting, & large storage closet
- ✚ New hot water heater in 2019
- ✚ Hot water recirculating system – allows for instant hot water and energy savings
- ✚ Whole house water filtration system
- ✚ Champion 7500-watt portable generator w/ plug connection on home exterior
- ✚ Dedicated laundry w/ built-in cabinets & an additional overflow pantry/closet
- ✚ Master closet is also a reinforced safe room, strapped to foundation / steel door
- ✚ Dedicated switch for outlets under all front windows (Christmas lighting)
- ✚ Impeccable craftsmanship throughout w/ crown moldings, built-ins, & trim work
- ✚ Lovely screened patio overlooking the back yard and woods
- ✚ Septic professionally cleaned in 2021
- ✚ Relish the low Fayette County taxes... the gift that keeps on giving!

