

# Monica Braun

REAL ESTATE

## Home Features

### GENERAL LAYOUT & LIVING SPACES

- Tresidio Homes popular Hampton single-level floorplan
- 3 bedrooms, each with en suite bathrooms and walk-in closets
- Dedicated office ideal for work-from-home or flex use
- Bonus room with ceiling fan and adjacent half bath
- Open concept great room, dining, and kitchen layout
- Tray ceiling in great room with beams
- Linear gas fireplace flanked by built-in cabinetry
- Wall mount for TV above fireplace
- Two floor outlets in great room for flexible furniture placement

### KITCHEN

- Quartz countertops throughout
- Large kitchen island with front storage and stain-grade finish
- Soft-close cabinetry
- Pull-up drawers and specialty storage features
- Spice drawer and vertical baking sheet storage
- Stainless steel appliances
- Double ovens
- 5-burner gas cooktop
- Composite single basin sink
- Full tile backsplash
- Walk-in pantry with quartz appliance shelf
- Microwave located in pantry

### PRIMARY SUITE

- Private patio access from bedroom
- Ceiling fan
- Dual vanity with quartz countertops
- Full-height upper cabinet storage between sinks
- Tile flooring in bathroom

# Monica Braun

## REAL ESTATE

### PRIMARY SUITE CONTINUED

- Zero-threshold shower entry
- Rain shower head plus handheld wand system
- Built-in shower bench
- Walk-in closet with LVP flooring

### SECONDARY BEDROOMS (EN SUITE)

#### *Bedroom 2*

- LVP flooring
- Walk-in closet
- Single vanity with quartz countertop
- Tub/shower combo with full tile surround
- Flush mount light

#### *Bedroom 3*

- LVP flooring
- Walk-in closet
- Single vanity with quartz countertop
- Zero-threshold shower with glass door, bench, rain head, and handheld wand
- Floating shelf with TV wall mount
- Ceiling fan

### OFFICE & BONUS AREAS

- Dedicated front office
- Bonus room with ceiling fan
- Half bathroom adjacent to bonus room with floating shelves
- Hallway closet near bonus space

### LAUNDRY & UTILITY

- Laundry room with sink
- Formica countertops
- Upper cabinets and hanging area

# Monica Braun

## REAL ESTATE

### LAUNDRY & UTILITY CONTINUED

- Tankless water heater
- Water softener
- Conditioned crawlspace

### FLOORING & INTERIOR FEATURES

- LVP flooring throughout main living areas and bedrooms
- Tile flooring in bathrooms and laundry
- **36-inch doorways throughout for enhanced accessibility and ease of movement**
- Window treatments included in sale

### GARAGE & PARKING

- 4-car garage with tandem bay configuration
- Garage heater installed in single bay
- Built-in indoor/outdoor dog run space
- Dog door access from garage to side yard
- Mud bench and storage area near garage entry
- Coat/storage closet near garage entry

### EXTERIOR & OUTDOOR LIVING

- Covered back patio with ceiling fan and privacy shade
- Outdoor TV mount
- Fully fenced backyard
- Indoor/outdoor dog run system
- Double swing gate on side yard
- Extended concrete side yard parking pad and walkway
- Storage shed (paint-matched to home)
- Concrete landscape curbing
- Rock retaining wall along back fence line
- Patio access from primary suite and dining area (dog door included)

# Monica Braun

REAL ESTATE

## LOT & LOCATION FEATURES

- No front neighbor
- Canal buffer between rear neighbors
- Quiet street setting
- Located in Star, Idaho within The Estates at Pristine Springs community

## COMMUNITY AMENITIES

- Community pool
- Clubhouse