



Featured Property: 28610 Pinnacle Point Place

Mechanicals

Whole house generator with soft starter: 2019
2 new 5 Ton A/C units with upgraded cartridge filters: 2023
Water heater: 2025
Tankless hot water heater: 2024
Multi-stage pool pump: 2024
Roof: 2021
Automatic gate & rod iron fence in front yard: 2024
Sprinkler System: 2020 -

General

11' double glass door entry
Plantation shutters throughout home
New interior paint throughout whole home
New custom light fixtures
Crown molding throughout home
New iron banister
Hickory engineered wood floors throughout 1st floor & stairs with herringbone accent in foyer
Mudroom prep hallway with built-ins, drawers, cabinets, space for 2 refrigerators/freezers, and access to motorcourt
Built-in mail station/organization nook
Fire escape from upstairs bedroom leading to exterior door in mudroom hallway

Exterior

New iron fence and automatic gate with keypad access
Cul de sac lot
New architectural accent lighting - 2025
Gutters around the home
RV garage
4 car Covered Parking
Extra-wide driveway for even more parking
New covered back patio with vaulted tongue and grooved ceilings with built-in speakers, subwoofers, recessed lighting and TV Mount
Oversized pool with sunshelf, water feature, chiller, and heater
Oversized 8-10 person hot tub
Poolside covered pavilion with tongue and grooved ceiling
Custom gas fire pit
Basketball court

Playset is negotiable
Mosquito mister system
No rear neighbors

Garage

Oversized 10 car garage
Double pass-through garage doors
RV/boat garage
Ready for custom finishes
Overhead storage racks
2 exterior access doors
Large windows offering natural light
Flex room

Living Room

New recess lighting
New fan
New custom accent doors
Crown molding
Media closet
Built-ins on either side of gas fireplace
New chandelier in sitting area
Triple set of double doors leading to backyard

Kitchen

Oversized quartz waterfall island to comfortably seat 6
42" cabinets with new custom doors
Butcher block island
Pot filler
New 5 burner gas range, convection microwave, and convection wall oven
Custom vent hood
New fan
New light fixtures
Custom tile backsplash
Walk-in pantry with wrap around storage
Informal dining space

Dining Room

New designer light fixture
Built-ins with drawers, cabinets, bar and display space.
Built-in window bench

Laundry Room

Raised up built-ins for front loading washer and dryer
Granite countertops with sink and folding space
Built-in additional open shelving and cabinets for storage
Exterior door for easy access to pool bath

Guest Bedroom - 1st floor

New carpet
Double closets
Wall sconce accent lighting
New ceiling fan
Crown molding

Full Bath - 1st floor

Granite countertops
Walk-in glass shower with upgraded tile surround and built-in soap shelf
New light fixtures
Dual access to guest bedroom and hallway
Built-in open shelving
Designer mirror

Theater Room

New carpet
Step up theater seating
Wired for projector
Recessed lighting
Crown molding

Primary Suite

Hickory wood floors
Venetian plaster walls
Double door patio access
New recessed lighting
New fan
Vaulted ceiling
Barn door entrance to bathroom
Private water closet
Large walk-in shower with glass door, tile surround, double shower head, and built-in soap shelf
Large soaking tub
TV mount
Double sinks with built-ins
Separate built-in vanity area with additional storage cabinets
Double designer mirrors
Workout/flex room with built-ins
Designer walk-in closet with floor-to-ceiling built-ins including shoe racks, drawers, display space, custom organizers, cabinets, clothing racks, and window

Bedroom 1 - Upstairs

New carpet
New fan
Crown molding
En-suite bathroom with new tile flooring, tile surround shower/tub combo with glass, granite countertops, new light fixtures and designer mirror.

Walk-in closet with built-ins and hidden storage

Bedroom 2 - Upstairs

New carpet

New fan

Decked attic access

Crown molding

Walk-in closet with built-ins and new light fixture

En-suite bathroom with new tile flooring, granite countertops, new light fixtures, tile surround tub/shower combo with glass, and designer mirror

Bedroom 3 - Upstairs

New carpet

Custom constellation accent on wall

Window alcove

Shiplap accenting

Built-in shelving with secret door

Built-in cabinets for storage

Decked attic access

Access to fire escape

Jack-and-Jill bathroom access

Jack-and-Jill Bathroom - Upstairs

New tile flooring

Granite countertops

New light fixtures

Tile surround tub/shower combo with glass and designer mirror

Open shelving

Bedroom 4 - Upstairs

New carpet

Built-in top bunk bed

Built-in bookshelves with storage

Shiplap accents

Closet with built-ins

Access to jack-and-jill bathroom

Garage Apartment/Bonus Room

Mini split

New carpet

Built-in Shelving

Attic access