

3111 Leather Leaf Feature Sheet

Energy Star Home in Gated Community 4 bedrooms,

High ceilings, Oversized baseboards

Primary down, 3 1/2 baths, 2-car garage with storage racks

Front glass front door, private courtyard entry, large storage closet understairs

Extra parking on the side for guests

Designer ceiling fan in the living area down

Open kitchen to family room

42-inch cabinets, Oversized Quartz island countertop with a large stainless-steel sink, countertops with square edges, and pendant lights in the kitchen over the island

4-burner P30-inch gas cooktop, stainless microwave, and self-cleaning electric oven.

Kitchen: tile backsplash. Stainless appliances,

Pull out drawers/shelves in the kitchen cabinets for extra convenience, large spice rack in the pantry

Primary bedroom with a designer ceiling fan with designer light and coffered ceiling.

Primary En-suite bathroom, framed mirrors in bathroom, designer lights, free-standing shower, garden tub, double sinks, Vanity, linen closet

Primary large walk-in closet, 2nd has normal closet, 3rd and 4th bedrooms have walk-in closets

Alarm system, security cameras, Ring doorbell, security on windows for breakage

Second floor, Hollywood bathroom with Tub/shower and linen closet

French door at office/media room. Designer ceiling fan in office/media room. Game room up, media room, coffee bar/wet bar/or built-in desk up.

Custom plantation shutters down, custom wood blinds upstairs

Laminate floor down, carpet up, tiled utility room up

Attic access upstairs, wood decking in the attic for extra storage

Covered patio, great for outdoor cooking

Private front patio & two-car attached garage, storage racks in the garage

Gutters and splash blocks

No neighbors to the right for added privacy.

Community amenities include: Controlled access, security, clubhouse, fitness center, party room, walking trails, pool, splash pad, playground, dog park, & extra guest parking. "Curtains do not convey."