

## **14103 SHERBURN MANOR DR UPGRADES & FEATURES**

**5 Bedroom, 2 story, 3 ½ Bath David Weekley Home**

**Sprinkler system**

**Energy Star Labeled Home**

**AC – 2 Condenser units**

**Carrier replaced 2021**

**Trane replaced 2017**

**2 Carrier Gas Furnaces replaced 2021**

**Hot Water Heater, 40 gal, 2 units, replaced 2022**

**Roof – 2017, Timberline**

**Porcelain -wood-like tile floors down throughout, laminate upstairs, tile in baths. No carpet!**

**Fences (wood) replaced 2024**

**Gourmet kitchen is spacious (updated 2018 ) with an abundance of beautiful quartz counters, new 42” cabinets, microwave, dishwasher, 6 burner gas stove/oven, range hood, stainless double farmer sink w/Kohler faucet. Two kitchen islands with cabinets for storage, and one with a wine rack. New disposal 2024.**

**Soaring 2 story living area with a wall of windows and stone wall w/gas log fireplace**

**Utility room with built-ins and room for a small fridge, plus additional storage.**

**Spacious primary bedroom with wall of bay windows, high ceilings and built in**

**Updated primary bath with new vanity cabinets, double vessel sinks, new fixtures, vanity area, soaking tub w/extraordinary fixture, oversized frameless shower. Huge primary closet and linen closet.**

**Updated powder room down w/vessel sink, quartz counter on new vanity**

**Upstairs features huge game room for additional living space w/built-in desk, plus 4 more bedrooms w/ oversized closets, and 2 more full baths (Jack and Jill), also with linen closets. Plenty of storage space.**

**2 car garage w/room for storage, built ins and EV Charger**

**Large back yard with plenty of room for a pool.**

**Walking distance to highly rated Sampson Elementary**

**HOA Amenities – Fitness Clubhouse, Tennis/Pickleball Courts, Community Center, Jogging Path, Pond, 2 Pools, including lap pool, Nature Parks, Trails and Playgrounds**