



MONICA BRASHEAR
THE BRASHEAR GROUP
MARTHA TURNER SOTHEBY'S INTERNATIONAL REALTY
EST. 2011

20104 W Hachita Circle

Notable Features + Amenities

Waterfront Living!

Four car oversized garage

Custom designed **1200 sf Pool** with **25 yard lap lanes**

8' x 7' Spa **heated and cooled** with AquaCal TC1000 Pool Chiller (July 2021)

Water features & gas **fire bowls**

Additional **25' x 13' covered outdoor living area** including 15' custom engineered pine beam (Sept 2021)

Epoxy coated garage floors (March 2020)

Soaring Ceilings

Game Room with custom barn door

Media Room with surround sound speakers and sub woofer (Feb 2020)

Soft-close kitchen cabinets and drawers

Full-height illuminated kitchen cabinetry

Butler's Pantry with **wine fridge**

Glass front display cabinetry

Under cabinet lighting

Wine display and storage

Walk-in Pantry

Tankless Water Heater

Oversized Utility Room

Wide plank wood flooring

Plantation shutters (March 2020)

Pelican **Whole Home Water Softener** System (March 2020)

Whole Home Generac 24KW **Generator** (March 2021)

Whole Home **Surge Protector** (Feb 2024)

Rear **Tinted Windows** (March 2022)

Interior Wall **Soundproof insulation** (during construction)

Custom ADT **Whole Home Alarm System** including 17 individually armed entry points-doors/windows (Jan 2020) and security cameras

Upper level desk area converted to **bonus storage closet** (Nov 2020)

343 square feet of **additional attic flooring** (Dec 2021)

Built-in **entertainment center** in the living room

Gas fireplace

Premium **granite counters**

Oversized **primary suite** with sitting area

Designer lighting throughout

Double ovens

Steel and glass **custom front door**

Jeffrey Alexander Door Hardware

LED can lighting

En-suite bath access for all bedrooms

Gate access to the lake

Dedicated study

Custom **window treatments**

Designer color palette

Front **balcony**

Gutters

Gated Community