



12943 Royal Oak Ct

## FEATURES

\*\*\*Per Seller\*\*\*

- Custom Dunn and Stone Home
- Oversized 3 Car Garage - Truck Height Doors, Sink, Extra Storage above could be Finished, Insulated Walls.
- Pre-Wired for Generator - Concrete Pad, Transfer Switch and Surge Protector.
- Exterior - Soffit Lighting, Spotlights and Recent Gutters.
- High Ceiling - Cedar Beams in the Family Room and Shiplap in the Entry.
- Kitchen - Quartz and Granite Counters, Gas Cooktop, Under Cabinet Lighting, Double Ovens, Walk-in Pantry, Drawers in Cabinets, Whirlpool Stainless Appliances, Custom Spice Racks.
- Energy Efficient - Radiant Barrier, Smart Switches, Insulated Windows, Tankless Water Heater.
- Bar with Fridge, Under Cabinet Lighting and Built-in Water Line.
- Aerobic Septic System and Public / Neighborhood Water (No MUD Tax).
- Guest Bedroom has ADA Doorways and Shower Entry.
- Prepped Pad Site for 30x40 Building.
- Primary Bath - Soaking Tub, Walk Through Shower, Dual Quartz Vanities, Custom Cabinets with Drawers.
- Primary - 'Safe Room' with Solid Wood Door and 2 Closets one with Laundry Room Access.
- Half Bath with Exterior Access.
- Covered Patio - Vaulted Beamed Ceiling, Gas Line and Electric.
- 13 Zone Irrigation Serving all areas except for the Pad Site.
- Family Room - Floor Plug, Electric Fireplace with Heat, Bar, Wood-Look Tile, Ceiling Fan.
- Property Line Extends beyond the Treeline in the Backyard.
- Extras - Covered Front Porch, Double Front Doors, Mud Area, Fiber Internet, 2 ACs, Private Views, Cul-de-sac Street.



### Patton Team

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