

# HOME FEATURES

## EXTERIOR

**Roof** - New Owens Corning 30-year roof with transferable warranty (11/2025), new downspouts (11/2025)

**Irrigation System** – 5 programmable zones covering all vegetation, new backflow preventer (12/2025)

**Upstairs exterior siding, soffit and fascia** - Replaced 6/2021

**Swimming pool** - 15,000 gallon (approx.) capacity with jetted spa, Replastered (6/6/2024), Pumps replaced (3/2021)

## INTERIOR

**Entry** – Raised ceiling, Oversized entry door with double deadbolts, Updated ceiling fixture (2015), Porcelain flooring (3/2018)

**Dining Room** – Raised ceiling, Chair rail and crown moulding, Chandelier and sconce lights, Porcelain tile flooring (3/2018), Corner built-in cabinets, Partial plantation shutters, View into small courtyard

**Kitchen & Breakfast Room** – Jenn-Air stovetop with downdraft ventilation, GE Microwave/Oven combo (2019), Whirlpool Dishwasher (2019), Garbage disposal, Very generous storage, Porcelain tile flooring (3/2018), Plantation shutters on large front window and double doors to pool, Pendant light/fan fixture, 9' and higher sloped ceiling at Breakfast Room

**Living Room** – Raised 12' cove ceiling, Plantation shutters (windows and doors), Windows overlooking swimming pool, Porcelain tile and carpet flooring (3/2018), Expansive storage base cabinets and shelving, Gas log fireplace with exposed brick chimney and hearth, Classical-style mantle, Recessed lighting and ceiling fan

**Front Room (Bedroom/Office)** – 9' ceiling, Light/fan combo, Finished wood doors, door trim, crown moulding and paneling up to the matching chair rail, carpet (3/2018), View into small courtyard

**Hall Bathroom** – 9' ceiling, Bath/shower, Sink with updated faucet (2020), Generous storage with update pulls (2020), Porcelain tile flooring (3/2018), Updated LED vanity light (2020)

**Laundry Closet** – 9' ceiling, Full upper cabinet, Electric and gas hookups

**Rear Room (Bedroom/Office/Hobby)** – 9' ceiling, Light/fan combo, Wood-finish vinyl flooring, Walk-in closet, Plantation shutters

**Primary Bedroom** – 9' ceiling with 11' tray, Crown moulding, Recessed lights, Ceiling fan, Gas log fireplace, Exposed accent brick wall, Carpet (3/2018), Large windows overlooking swimming pool

**Primary Bathroom** – 11' coved ceiling; Recessed lights; Ceiling fan; Spa tub; Large shower stall; Large countertop with double sinks; Generous storage in base cabinets, full height cabinets, and built-in chest of drawers; Separated toilet, Porcelain tile flooring (3/2018)

**Primary Closet** – 9' ceiling, Large walk-in with multiple rods, closet storage systems, Carpet

**Stairway** – Decorative light fixture (2014), Faceted glass arched window feature

**Upstairs Multipurpose Room** – 9' ceiling, Plantation shutters on windows overlooking the swimming pool, Carpet (3/2018), LED ceiling light/fan combo (2025)

**Upstairs Bathroom** – 9' ceiling, Generous storage, New toilet fixture (2020), Updated LED vanity light fixture (2020), Generous shower, Porcelain tile flooring (3/2018)

**Upstairs Small Walk-in Closet** – 9' ceiling, Shelving and clothes rods, Carpet (3/2018),

**Upstairs Large Closet** – Expansive, conditioned storage with some built-in shelves

**Garage** – Finished walls, Garage door opener, Generous area around two vehicles, wall-to-wall overhead cabinets on end wall

## **SYSTEMS**

**Upstairs A/C and Heating** – 1.5 ton Lennox unit with electric condenser, evaporator, gas furnace (3/2020)

**Downstairs A/C and Heating** – American Standard R410a Puron unit (electric compressor unit 5/2015 / gas furnace), Smart Google thermostat

**Internet Fiber Service**

**Gas Water Heater**

**Owned Security System**