



4815 Fairford Drive

exp
REALTY

Highlights & Upgrades

- Immaculate, Award-Winning Sitterle Home
- Lovely, Lush, Manicured, Professionally-Installed Landscaping (Front & Back)
- 24kw Generac Whole-House Generator w/ warranty until 2027
- 50 Gallon Rheem Gas Rapid-Recovery Water Heater
- HVAC Installation (2023) w/ Evaporator Coil Warranty 10Yr:
A/C Exterior Unit (Lennox) Replaced 2023, 3 Ton, 14 Seer: \$4,500.
A/C Evaporator Coils Replaced 9/2025: \$5,552.
A/C System Zone Dampers 2X Replaced 1/2025: \$1,648
- Vivint 4K Home Security System, Owned, w/ Doorbell, Driveway & Backyard Cameras (4K), Window Sensors, Glass Break Sensors, Smoke Detectors, Carbon Monoxide Detectors
- Premium, Rainbird Irrigation System:
Rain Bird Sprinkler Controller replaced (±2022)
Hunter wireless rain gauge switch, 7/2022, \$594
- Upscale Shelf Genie Drawers (Bottom Cabinets In Kitchen)
- Zoned HVAC w/ Programmable Touchscreen Thermostats Upstairs & Downstairs
- Pre-Plumbed Gas for Outdoor Kitchen in Covered Patio
- Pre-plumbed for Water Softener in Finished Garage
- Updated Exterior Paint (2021), Elegant Stucco & Stone Exterior
- Granite Countertops Throughout
- Full Gutter Installation Around Roof
- High-End, Boral Tile Roof
- Vinyl Low-E, Double Pane, Insulated Windows w/ Removable Sashes For Easy Cleaning
- Huge Flex Room Upstairs w/ Full Bath, Plumbed For Wet Bar:
Game Room, Office, Guest Suite, Opt. Fourth Bedroom, Caregiver's Suite
- Luxurious, Extended Covered-Patio For Premium Enjoyment & Entertaining
- Garage Door Opener Replaced 12/2024, \$885

+\$20k Upgrade

+\$13k Upgrade

+\$12k Upgrade

+\$4k Upgrade

+\$3k Upgrade

+\$11k Upgrade



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(Continued)

- Stone Gas Log Fireplace
- Upgraded Plantation Shutters, Shades, & Blinds Throughout
Window Glass Double Pane replacements 5x, 12/2024, \$1,998.
Shutters & Shades on some windows Feb 2022, \$2,597
- Upgraded Solid Flooring Throughout - Wood, Tile (Bathrooms & Utility) & Luxury Vinyl (Flex Room)
- Samsung Stainless Steel French Door / Drawer Refrigerator
- Stainless Steel Appliances
- Regular Yard Maintenance Included w/ HOA Dues
- Crown molding
- Exquisite High Ceilings
- Luxurious, Oversized Kitchen Island
- Primary Bath Features Double Vanities, Jetted Spa-like Bath, w/ Separate Glass Shower
- Large Walk-In Closet In Primary Bath
- Walk-In Access To Attic From Upstairs Flex Room
- Ceiling Fans In Living Room, Flex Room And All Bedrooms And Patio
- Blown-In Foam Insulation Sprayed In Walls And Attic
- Surround Sound System with Multiple Speakers in Living Area, Patio, and Garage

+\$5k Upgrade

+\$14k Upgrade



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