

## **14515 SERRANO CREEK LN – PROPERTY FEATURES**

### **Major Upgrades (2025)**

- Clay tile roof replaced (2025)
- Pool replastered with updated coping (2025)
- Pool Equipment 2024
- Pool Heater 2025
- Pool Lights replaced 2025
- Partial window and door replacements (2025)
- Full landscaping refresh (2025)
- Generac full-home generator (2025)

### **Exterior & Outdoor Living**

- Golf course lot with views of the 12th hole
- Mature landscaping with sprinkler system
- Travertine pool deck and patio areas
- Resort-style pool with fountain and jacuzzi
- Outdoor kitchen with built-in grill, stainless cabinets, granite countertops
- Covered patio by pool with electric/gas fireplace (Gas log)
- Bose speaker system integrated with interior audio
- Brick driveway
- Full gutter system
- Soffit lighting with automatic timers
- Side storage area (private access)

### **Guest House / Casita**

- Detached with private entry
- 1 bedroom, full bath (stand-up shower)
- 15-ft ceilings
- Gym-ready with rubber mat flooring over concrete
- Mini fridge station

### **Interior Highlights**

- Wood-look tile flooring at formal dining
- Wood baseboards throughout
- Custom light fixtures
- Entry wall art plug feature
- Dining room with built-in buffet
- Half bath with custom vanity

- Dedicated mailroom

### **Kitchen & Dining**

- Granite countertops
- Travertine backsplash
- Gas range Cook Top
- Built-in microwave
- Double ovens (KitchenAid)
- Built-in LG Studio refrigerator (2-door)
- Dishwasher
- Bay window breakfast area
- Walk-in pantry and broom closet
- Custom window treatments

### **Living Spaces**

- Living room with stone fireplace (gas log)
- Custom built-ins and floor outlet
- Iron staircase
- Private office with built-ins
- Game/media room
- Balcony access

### **Primary Suite**

- Double-door entry and private exterior access
- Double-sided gas fireplace
- Custom cabinetry

### **Primary Bathroom**

- Dual vanities with seating area
- Jacuzzi tub
- Separate shower
- Walk-in closet
- Fireplace

## **Secondary Bedrooms & Baths**

- Walk-in closets
- Stand-up showers
- Shared bath layouts
- Balcony access (select rooms)
- Plantation shutters

## **Garage & Utility**

- 3-car tandem garage (2-car door)
- Epoxy flooring
- Storage cabinets and sink
- Three garage door openers
- Three access points

## **Laundry Room**

- Gas & electric connections
- Sink and cabinetry
- Built-in ironing board

## **Technology & Systems**

- Integrated audio system (indoor/outdoor)
- Camera system room/ Closet
- TechShield radiant barrier
- Walk-in attic storage
- 2 water heaters

## **Additional Features**

- Wine cellar (capacity TBD) 4 standard wine bottles per slot
- Coffee station with beverage fridge
- Entertainment-ready layout
- Travertine exterior accents