



ANGELIA MCDANIEL
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17215 Sages Ravine Dr Home Features and Upgrades

New HVAC system including furnace (Nov 2023)	Transom windows for added natural light
Energy-efficient radiant barrier in attic	Engineered hardwood floors (first floor, except bedrooms)
8 Zone sprinkler system	Gas log fireplace with tile surround
3-car tandem garage with epoxy floors	Surround sound wiring (living room & game room)
Wide entry with barrel ceiling & double chandeliers	Huge kitchen island with sink & breakfast counter and 3 drop-down pendant lights
10' ceilings & 8' doors throughout and 13' ceiling in office	GE double electric ovens



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36" 5-burner gas cooktop	Laundry room with mud center & folding station
Water filtration system at kitchen sink	Hidden "safety" room behind bookshelf
Slide-out kitchen shelves	Game room up with tray ceiling and guest powder bath
Two downstairs ensuite bedrooms	Custom retractable shades in game room
Walk-in closets in every bedroom	Covered extended patio with TV, built-in shelves and a ceiling fan. Seller intend to leave beverage fridge
Oversized walk-in showers (one with bench)	Tiled patio flooring and custom retractable shades