

Presenting 6422 Waltway Dr. *

Timbergrove Manor Subdivision Section 6

1,776 house sq foot

3 bedrooms plus study/flex room

2.5 bathrooms

8,190 lot sq foot

Detached 2-car garage

Workshop-possible conversion to office

Covered patio with ceiling fan

Covered breezeway to garage with ceiling fan and recessed lights

Travertine tile border along grassy yard

Front and back yard sprinkler system (lawn and beds)

Remote control driveway gate with privacy wood panel

Ring doorbell with cameras

PEX plumbing replaced galvanized water supply

Built 1970 ****Complete Remodel 2022****

Updates:

2025

-Replaced under slab plumbing with PVC

-Yard drains added

-9" Luxury vinyl plank flooring

2022

Complete remodel with new electrical panel & service line

Tankless water heater

Double pane windows with transferrable lifetime warranty

HVAC 16 seer rated with new duct work with R8 rating

30-year roof (Certain Teed Landmark)

Cement board on fascia and soffit on house and garage

Rain gutters on entire house and garage with screens

Spray-in insulation with R-30 value

Dimmable interior LED recessed lights

New doors and trim

Common area for comfortable living and entertaining:

- *Large island kitchen.....On-site custom-built cabinets (soft close), built-in pantry with pull out shelves, glass front display cabinet, spice rack, trash can pull-out, quartz counter tops, under cabinet lights, GE appliances, GE double oven gas range and Whirlpool Gold refrigerator
- *Quartz breakfast bar
- *Vaulted den with linear electric fireplace
- *Front flex space for office or children's space
- *Utility room with powder room and additional storage cabinets
- *Primary Bedroom with 2 closets, large window and ceiling fan
- *Primary Bathroom with large frameless glass walk-in shower, dual undermount sinks with quartzite countertop and lighted Bluetooth exhaust fan
- *Secondary Bedrooms with two closets and ceiling fan and lighted Bluetooth exhaust fan.
- *Secondary Bathroom with tub/shower and quartzite countertop
- *Hall coat closet

*Per Seller