

## 17207 HILL VIEW LANE: Updates & Unique Features

- Roof 2025
- HVAC Ductwork 2025
- AC condenser 2022
- Recently replaced energy efficient double pane windows 2024
- New luxury vinyl flooring throughout downstairs
- New carpet upstairs
- Fresh interior paint throughout
- New ceiling fans & modern light fixtures throughout
- New recessed lighting in family room, kitchen, primary bathroom
- New modern plugs & light switches throughout
- All new solid wood 3 panel modern doors throughout
- All new modern trim throughout
- All new matching modern black hardware (door hinges, doorknobs, cabinet pulls & hinges) throughout
- New iron spindles on stair rail
- Kitchen floorplan recently opened to living space and added coffee/wine/breakfast bar
- Reconfigured primary bath to create separate closets, linen closet, vanity and oversized walk-in shower
- Completely renovated kitchen including:
  - New butcher block countertops
  - All new appliances – cooktop, vent hood, dishwasher, oven
  - Upscale European “work sink”
  - Subway tiled backsplash
  - New drawers & cabinet door fronts
  - Recessed lighting
- All bathrooms & powder room completely renovated including:
  - Quartz countertops in all 3 full bathrooms
  - New tile in all bathrooms
  - New flooring & shower surrounds
  - New plumbing fixtures in all bathrooms
  - New sinks in full bathrooms
  - New pedestal sink in powder room
  - New toilets in all bathrooms
  - New drawers & cabinet door fronts
  - New light fixtures
- Gas log fireplace – includes logs
- Oversized breakfast table area
- Two full bathrooms upstairs, both with double sinks
- Large bonus storage/play space adjacent to bedroom
- Flexible front room space can be home office, formal living, children’s play space
- Fresh exterior paint
- New exterior shutters
- Recent fencing 2025
- Iron gate from driveway to back yard
- Covered patio
- Gravel fire pit area in back yard
- Oversized/Extended 2 car garage
- Neighborhood amenities include:
  - pickleball
  - tennis courts with on-site pro
  - year round 8 lane lap pool
  - splash pad
  - beach entry recreational pool
  - fitness center
  - playground
- Walk & bike to school
- Walk & bike to Wunderlich Farms monthly Farmer’s Market
- Nearby boutique shopping, restaurants, multiple grocery stores & entertainment venues