

3302 Mallard Run Ct. – Upgrades & Features

Covered Patio & Outdoor Kitchen:

- **Premium Outdoor Kitchen:** High End fully equipped outdoor kitchen island (2025) boasts a Renaissance Cooking System: built in grill, burners, sink, refrigerator and storage cabinets.
- **Covered Patio & Pergola** Provides an inviting outdoor living space that features an outdoor fireplace, 2 outdoor TVs, decorative wine barrel cabinet and porch swing plus Outdoor Speakers.
- **Additional Flatwork :** Allows multiple areas to relax with a gas fire pit and room for additional furniture. All Spray Deck Resealed (2025)

Pool:

- Custom In Ground Chlorine Swimming Pool & Spa built by Platinum Pools (2014)
Heated Pool & Spa. Pool 9 ft Deep. LED lights.
- All Travertine Coping and Tile Redone (2025)
- Pebble Tec Bottom
- Pump Replaced (2025), 500KBTU Heater (2021)

Landscaping:

- Customized Landscaping: Professionally designed landscaping with a variety of palms, ornamental trees and plants, creating backyard ambiance.

Additional Backyard Features:

- 22kW Generac Generator
- Shed

Kitchen:

- Top of the line GE Monogram PRO Appliances incl built in fridge, double ovens, 6 burner cooktop, warming drawer, convection microwave & dishwasher
- Oversized Quartz Counter Tops
- Pot Filler
- Walk in Custom Pantry with built in cabinets & shelves (Coffee Bar)

Media:

- **Fully Equipped Media :** 110” screen, View Sonic Projector, Pioneer Receiver + Built in 7.1 surround sounds speakers immerse you into the movie watching experience. AV Closet.
- 3 Rows of Theater Seating on Risers
- Wall Sconces
- Wet Bar & Mini Fridge with Ice Maker

Primary Bathroom & Closet:

- **Spa Like Primary Bath** has “Car Wash” Shower with dual heads.
- Converts to Delta Steam Shower, tapped from water heater for steam in 3 mins!
- Frameless Glass Doors (2025)
- Custom Built Ins accent the oversized closet (2025)

Additional Interior Features:

- 2nd Bedroom DOWN with ensuite bathroom featuring walk in shower, private access to backyard.
- Modern Wrought Iron Spindles (2025)
- New Shades in Office & Dining Room
- Solar Tint on LR & 2nd BR Windows
- Updated all faucet hardware (2025)
- Luxury Vinyl Plank Floor throughout the upstairs
- 3 Walk In Attic Storage Areas
- Back Staircase
- Built in Study Nook

Garage- True 3 Car garage offers plenty of space for vehicles + room for a workbench & storage:

- Epoxy Floor
- Craftsman Cabinets & Shelving plus Workbench
- Diamond Plate wall panels with Electric
- Pull Down Air Compressor & Power Cord in Ceiling
- Additional Ceiling Lights.

Mechanical:

- Pro Elite Professional Water Softener System Polaris
- Three 40 gallon water heaters
- Two 17 SEER AC Units installed 2025

Energy Efficiency:

- Energy Star Home, HERS Rating=54, Environments for Living

General Features:

Exterior Painted 2025
80 Ft. Corner/Culdesac Lot
Full Gutters
Rachio App Controlled Sprinkler System
Exterior RING Cameras