

# **ADDITIONAL PROPERTY FEATURES**

## **Outdoor Space**

- Travertine paver deck
- Cedar pergola
- Outdoor kitchen with metal & granite finishes
- Big Green Egg smoker
- 36" gas grill & cooktop
- Refrigerator & TV
- Covered patio

## **Interior**

- Hand-scraped wood-look porcelain tile (1st floor)
- Custom built-in cabinets & shelving
- Integrated TV & speaker system
- Solar window film
- New upstairs carpet

## **Kitchen Highlights**

- Custom Benedettini cabinetry
- Slide-A-Shelf pullouts
- Double ovens
- Warming drawer
- Walk-in pantry

## **Mechanical & Utility**

- PEX plumbing with access panel
- Utility sink in garage (hot & cold water)
- 8-zone automatic sprinkler system (Rachio controller in garage)
- Refrigerator, washer & dryer stay
- Two attic spaces (one walk-in)

### **Primary Suite & Architectural Details**

- Remodeled primary bath
- Winding staircase with wood steps
- 8-foot interior doors

### **Special Spaces**

- Study with built-in bookshelves & lake views
- Game room with wet bar
- Balcony with composite decking
- Media room with 90" screen & stereo speakers
- Secret room (hidden door in hallway shelving)
- Juliet balcony overlooking den

### **Exterior & Location**

- Large cul-de-sac lot
- Walking distance to Clear Falls Education Village (Pre-K–High School)
- New fence

