

## **List Of Property Features And Upgrades**

### **Property Features**

- Plantation Shutters
- Adjustable Recessed Lighting
- Hardwood Floors
- Large Tiled Patio
- Ring Doorbell
- Double Pane Windows
- Front Door Installed In 2020
- Dedicated Laundry Room With Storage
- Two Sliding Glass Doors Installed 2017
- Upgraded Baseboards, Crown Moulding & Trim
- Upgraded Raised Panel Interior Doors And Updated Hardware Throughout
- Upgraded Light Fixtures And Fans
- Fully Updated Bathrooms
- All Fresh Water Plumbing Replaced
- Patio Fence Installed In 2020
- Ample Closet Storage With Upgraded Storage Systems Throughout

## **Kitchen**

- Farmhouse Sink
- Under-Cabinet Lighting
- Pantry With Pullout Shelves
- Pullout Trash Drawer
- Stainless Steel Appliances
- Quartz Countertops
- Updated Exhaust System
- Modern Beveled-Edge Subway Tile Backsplash
- New Soft Close Shaker Style Cabinets & Drawers

## **Primary Suite**

- Ample Space For A King Size Bed
- Expanded Closet With Custom Drawers, Shoe Racks, & Shelving System
- En-Suite Bath
- His And Hers Vanities With Oversized Drawers For Additional Storage
- Quartz Countertops
- Herringbone Tile Floor
- Upgraded Lighting And Fixtures

## **Secondary Suite**

- Quartz Countertop
- Updated Drawers
- Herringbone Tile Floor
- Upgraded Lighting
- Upgraded Fixtures

## **Secondary Bedroom**

- Large Enough To Contain Both A Sleeping Area And A Sitting Area
- Complete With Plantation Shutters Overlooking The Front Lawn And Trees.
- Features One Closet With Custom Built In Drawers And Shelves.

## **Community Features**

- Fully Gated
- Two Community Pools
- Unit Faces Quiet Tree-Lined Courtyard
- Gated Visitor Parking For Your Guests
- Two Designated Covered Parking Spots Directly Behind Unit
- Minutes From Memorial Park
- Two Full-Time Maintenance Personnel Provide: An Immediate Response To Issues, Additional On-Site Community Supervision (8-5, M-F), And After-Hours “Handyman” Services
- Community Has Never Flooded

## **Provided By HOA**

- Trash Collection
- Pool Maintenance
- Unlimited Electricity
- Unlimited Hot And Cold Water
- All Exterior Maintenance
- Exterior Insurance
- Maintenance Of All Landscaping And Common Areas
- On-Site Dumpster For Large Trash Items
- HOA Has \$1 million+ In Reserves For Capital Improvements
- Exterior Pest Control
- Boiler System Maintenance