

## FEATURES LIST

Nestled in the prestigious Champion Park community and just minutes from the renowned **Champions Golf Club**, this exceptional residence offers an elevated lifestyle with access to a private neighborhood park, tennis courts, pool, and clubhouse.

### **SUPERIOR COMFORT & SECURITY**

- Whole-house gas generator – peace of mind during any power outage
- Two A/C units + new ductwork (2020)
- Electrical system upgraded (2019)
- New water heater (2023)
- Roof in excellent condition
- Programmable sprinkler system (front & back yard)

### **ELEGANT, UPDATED INTERIORS**

- All wood flooring throughout (no carpet) + tile in wet areas
- Granite countertops in kitchen and bathrooms
- All appliances were replaced in 2023
- Impressive cathedral entry with curved wood staircase
- Floor-to-ceiling windows filling the home with natural light
- Stunning full-height stone fireplace + built-in wet bar
- New LED lighting and modern ceiling fans

### **FUNCTIONAL & FLEXIBLE LIVING SPACES**

- Spacious primary suite with TWO massive walk-in closets and sitting area
- Private study that can serve as a 5th bedroom
- Upstairs game room with high ceilings and abundant lighting
- Secondary kitchenette with built-in wine cooler
- Oversized laundry room with space for extra refrigerator or freezer
- Exceptional storage throughout + floored attic space.

### **OUTDOOR FEATURES DESIGNED FOR THE FUTURE**

- Long driveway + 2-car garage + brick carport
- Fully insulated garage and shed (shed includes A/C)
- Spacious backyard with dedicated space ready for a future pool
- Fresh exterior paint and new exterior lighting
- Gutter system designed to protect the foundation

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**A truly distinctive home offering luxury upgrades, energy efficiency, and thoughtfully designed spaces for comfortable living and entertaining.**

**Ready for you to add your personal touch and make it your own!**