

28212 MALLARD REACH CT.

Commercial grade LVP flooring \$10,000

New ceiling fans with remote controls

Refrigerator, Washer & Dryer Convey

Epoxy flooring with UV speckle coat in garage with fans & storage

Sprinkler system- Hunter Hydrowise HPC400 Smart WiFi Irrigation Controller, Rain sensor attached

Generator lockout switch inside the breaker panel

Natural gas connection with an installed 25 ft hose to power a generator

External electrical connection point to hook up a generator directly to power the house

Covered back patio with projector screen & speakers

Shed & extended concrete added on back patio

All doors and windows have sensors for opening and closing hooked up to a central Honeywell touchscreen alarm system.

New 4K Ring Doorbell

Ring garage camera with light

Bonus Room under the stairs was used for

3-D printers & It is ventilated

2 Nest Thermostats

Tankless Water Heater

Gutters added in 2023

Microwave & Dishwasher updated 2024/2025

Home & Windows have been professionally cleaned

Ride bikes or scooters to Cox & York Jr. High

Community Amenities: Pool, tennis courts, picnic area, splash pad, trails, basketball court & Fitness Center.

Ride your bike to Baskin Robbins Ice Cream, Dolce Niente Italiano Restaurante for dinner, Nail Salon, Harmony Yoga & more!