

# Upgrades & Features

## UPDATES SINCE PURCHASE:

- Owners spent approx. \$180,000 on renovations since purchase (much of the updates were completed by Creative Castles, a well-respected local builder & contractor.)
- Kitchen Remodel (2024): new quartz countertops, backsplash, flooring, refaced cabinets, hardware & fixtures, and new appliances that include a 6-burner gas stove, dishwasher and a convection oven
- Primary Bath Remodel (2024): new quartz countertops, new shower & tub, new vanity lights, fixtures & hardware, refaced cabinet doors, and new tile flooring.
- Bath 2 Remodel (2024): new quartz countertops, new shower & tub, new vanity lights, fixtures & hardware, refaced cabinet doors, and new tile flooring.
- Updated tile flooring in foyer/hall area
- Two water heaters (2023)
- New fireplace surround in Living Room
- Resurfaced pool (2022) Pool filter system (2026) Pool motor (2026) Freeze guard (2025)
- Resurfaced patio (2022)
- Painted downstairs bedrooms
- New zoned HVAC (very energy efficient with ultraviolet lighting) (2023)
- Added side yard flower beds with stone detailing and walkway

## FEATURES:

- Beautifully updated home ideally situated on two consolidated lots, with stunning golf views of Weiskopf 4 & 5. Set on one of the highest elevations in the section, this exceptional property offers privacy and captures breathtaking panoramic views of the golf course and lake.
- Arrive to a stunning 'Old World' style brick home, set in a park-like oasis and framed by lush, meticulously maintained landscaping. (St. Augustine grass)
- Charming stamped-concrete brick driveway leads to an oversized 2-car garage with golf cart area and a wall of storage cabinets
- Foyer and hall with new tile flooring
- Expansive windows throughout the home showcase stunning pool and golf course views from nearly every room.
- Rich wood floors in all bedrooms and living room
- Crown Molding in most rooms
- Completely updated chef's kitchen boasts of stainless-steel appliances that include a new dishwasher, 6-burner gas stovetop, convection oven and a refrigerator. Other features include sleek quartz countertops, stunning backsplash, soft-close cabinets & drawers, lighted glass upper cabinets, and under counter lighting.
- The breakfast room overlooks the patio, pool, and a tranquil backyard, creating a peaceful setting for everyday dining.



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*Sarah Conway Properties Team*

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- The living room features built-in storage, a cozy fireplace and is open to the formal dining room. (The TV rises and lowers for comfortable viewing)
- The owner's suite boasts rich wood flooring, tray ceiling, a bay window highlighting a cozy sitting area, French door access to the backyard, and a double-sided fireplace.
- Completely updated owner's ensuite bath with new tile flooring, new cabinet facing, standalone soaking tub, dual-entry shower w/2 shower heads and a sitting bench, dual vanities, two medicine cabinets, and a fireplace (double-sided to owner's suite).
- Private study with elegant French door entry and a spacious closet (Could serve as a bedroom, home gym, or craft room)
- Laundry room with closet and cabinets for storage.
- Bedroom #2 has amazing views of the pool and golf course
- Bedroom #3 overlooks the beautiful front yard
- Completely updated hall bath for secondary bedrooms
- Bedroom #4 (currently being used as a game room) features newer recessed lighting, a cozy window seat with built-in bench & storage, a large closet, and ensuite bath. (convenient attic access).
- Updated Zoned HVAC's so low utility bills! (Wi-Fi capable)
- Whole home generator!
- Incredible backyard oasis is set on two consolidated lots and boasts a sparkling pool with beach entry, a relaxing spa, and elegant fountains. (Lake & golf views can be seen from the pool!) Enjoy evenings by the firepit area or relax in the beautifully designed garden sitting area & pathway, surrounded by lush greenery.
- Current owners have a boatslip at the Bentwater marina (with 2 jet ski lifts that can be converted to a boat lift).

