

# 18 Karsten Creek

## Home Features – Upgrades

wandataylorproperties.com

WANDA TAYLOR  
PROPERTIES

### Flexible Floor Plan

- \* Primary suite and secondary guest bedroom located on the first floor, both with private en-suite bathrooms, Two additional bedrooms upstairs with en-suite bathrooms
- \* Spacious game room located near adjacent to the secondary bedrooms
- \* High Ceilings
- \* Oversized bonus room with en-suite bath above the garage (not shown on original floor plan) ideal as a media room, second game room, private guest suite, or large secondary bedroom

### Premium Interior upgrades

- \* HVAC, installed April 2022 - 10-year warranty to include labor and parts. New duct work, 5 stage variable-speed units, dual independent dehumidifiers, and UV light air scrubber
- \* Climatized attic space
- \* Closed-cell foam insulation in attic spaces for improved energy efficiency
- \* Upgraded designer lighting throughout
- \* Dimmer switches and home automation features
- \* Six wall-mounted TV's with internet/cable connections and swivel mounts

### Custom Design Elements

- \* Custom wood panel accent wall in primary bedroom
- \* Custom master closet organization system
- \* Custom 3-D accent wall in the media room
- \* Designer wallpaper accent wall in the guest room
- \* Custom stair runner with wood stairs beneath to match flooring
- \* Stained wood fireplace mantel
- \* Custom Roman shades throughout
- \* EZEE Fiber upgraded WIFI

# 18 Karsten Creek

## Home Features – Upgrades

wandataylorproperties.com

WANDA TAYLOR  
PROPERTIES

### Gourmet Kitchen

- \* Built-in refrigerator - Thermador
- \* Double ovens - Thermador
- \* 48" commercial-grade gas cooktop with 6 burners and griddle-Thermador
- \* Two kitchen sinks including a prep sink in a secondary prep kitchen behind a privacy wall
- \* Custom pantry drawers and pull-out cabinet shelving
- \* Bar and entertaining
- \* Custom bar featuring special-order True brand refrigerated drawers – dual zoned
- \* Two wine refrigerators for entertaining

### Additional Interior Features

- \* Floating shelves in the primary bath, powder bath, and laundry room
- \* Utility room with sink and both gas and electric dryer hook-ups
- \* ADT security system with additional glass break sensors
- \* Energy-efficient UV/privacy window tinting on select windows and doors including primary suite, main entry doors, and guest rooms
- \* Added safety with double deadbolts on the first floor exterior patio and garage doors for pool security

### Prime Lot

- \* Large waterfront corner lot
- \* One side neighbor zero-lot line creating added privacy
- \* Mature trees and landscaping screening the street side

# 18 Karsten Creek

## Home Features – Upgrades

wandataylorproperties.com

WANDA TAYLOR  
PROPERTIES

### Outdoor Living & Entertaining

- \* Resort-style pool with heater, chiller, LED lighting, UV sanitizer, and in floor cleaning system
- \* Oversized spa with designer glass tile
- \* Multiple fire features including fire bowls, torches, and a large fire pit
- \* Tavertine patio and deck
- \* Luxury outdoor space
- \* Custom pergola with automatic louvered roof, lighting, and gas lantern accents
- \* Pre-wired for outdoor audio/visual
- \* Outdoor kitchen with Fire Magic appliances, premium countertops and sink with hot and cold water

### Exterior Improvements

- \* 24KW whole-home Generac generator (excludes pool but can be added)
- \* Epoxy garage flooring
- \* RainSoft whole-home water treatment system with reverse osmosis
- \* Permanent holiday/accent lighting (Jellyfish style system)
- \* Custom landscape lighting with redesigned landscaping
- \* Upgraded irrigation system
- \* Covered gutters

### Technology & Utilities

- \* Hard-wired Google exterior motion camera with floodlights
- \* Upgraded gas meter and electric service for pool and outdoor kitchen
- \* Whole home surge protector (garage)