

## 2710 Wroxton Road

### *Special Features*

#### *Updated and Improvements (Current Homeowners)*

- Replaced dishwasher (2025)
- Replaced washer and dryer (2025)

#### *Exterior*

- Traditional stucco townhome
- Built by Pelican Builders
- Double car garage with 220-volt electric outlet
- Well-manicured patio
- Situated in a prime location of the community

#### *Interior*

- High ceilings
- Wide staircase & hallways
- 2-story foyer with custom lighting
- Elevator capable
- Built-in bookshelves on 3<sup>rd</sup> floor
- Recessed lighting
- Plantation shutters
- Crown molding
- Spacious bedrooms
- Abundant storage

#### *Living Room (23' x 14')*

- Located on the second floor
- Open to dining area
- High ceilings
- Linear gas fireplace
- Oak hardwood floors
- Recessed lighting
- Large windows with plantation shutters

#### *Kitchen (15' x 11')*

- Located on the second floor
- Spacious kitchen with great storage
- Granite countertops
- Oak hardwood floors
- Recessed and under cabinet lighting
- Two pantries
- Spacious breakfast area with plantation shutters
- Stainless steel appliances
  - Wolf gas cooktop with downdraft ventilator
  - Wolf electric oven
  - Wolf microwave oven
  - Kitchen Aid refrigerator
  - Bosch dishwasher

#### *Dining Room (23' x 9')*

- Located on the second floor
- Open to living area
- Dry bar
- Oak hardwood floors
- Recessed lighting
- Large windows with plantation Shutters

#### *Primary Bedroom (19' x 14')*

- Located on the third floor
- High ceilings
- Two large walk-in closets
- Wool carpet
- Recessed lighting
- Ceiling fan
- Crown molding
- Large windows with plantation shutters

*Primary Bath (18' x 9')*

- High ceilings
- Dual sink and vanity areas
- Walk-in glass encased shower
- Oversized bathtub with jets
- Water closet
- Granite countertops
- Recessed lighting

*1<sup>st</sup> Floor Guest Bedroom (16' x 11')*

- Oversized room with high ceilings
- Built-in desk
- Large under stair walk-in closet
- Plantation shutters
- Ensuite bath
- Tile floors

*1<sup>st</sup> Floor Ensuite Bath (10' x 5')*

- Shower/tub combo
- Tile floors
- Recessed lighting

*3<sup>rd</sup> Floor Guest Bedroom (14' x 11')*

- Spacious room with high ceilings
- Built-in bookshelves
- Ceiling fan with light
- Plantation shutters
- Ensuite bath
- Spacious closet
- Wool carpet

*3<sup>rd</sup> Floor Ensuite Bath (7' x 4')*

- Shower/tub combo
- Tile floors
- Recessed lighting

*Updates/Repair (Per previous Homeowners)*

- Brick patio, pathway, hardscaping and drainage installed for outside backyard area (2001). Landscaping redone three times since.
- All windows replaced (2012)
- Roof replaced (2017)
- Windows replaced in kitchen and 3<sup>rd</sup> floor guest bedroom (2017)
- One A/C unit replaced (2018)
- Fence replaced by HOA (2018)
- Security system - front door camera and sound (installed 2019)
- Extensive stucco repairs