

# Upgrades & Features

## FEATURES:

- Stunning, custom-built 4-bedroom, 3.5-bath home set on a beautifully spacious lot, just minutes from the country club and neighborhood amenities.
- Spacious 3-car garage equipped with WiFi-enabled garage doors for added convenience and modern functionality.
- Elegant brick and stucco elevation complemented by a welcoming front porch - complete with a charming swing that stays.
- Double front doors open to an amazing open-concept floorplan.
- Many high-end features throughout include ceramic tile flooring, soaring ceilings, and statement lighting.
- Chef's kitchen showcases a chic waterfall breakfast island, complemented by premium appliances including an apron sink, a 5-burner gas cooktop, a microwave/oven combo, pot filler, & an ice maker. Floating shelves, abundant cabinetry and an incredible walk-in pantry w/built-in's offer both style and exceptional storage.
- Mud area off the garage offers a convenient drop zone, keeping everyday essential neatly organized.
- Elegantly appointed half bath, thoughtfully tucked away off the hall for added privacy.
- The living room showcases a soaring vaulted ceiling and dramatic two-story windows, filling the space with natural light. A warm wood-burning fireplace (with a gas starter for optional gas logs) is beautifully flanked by built-in storage, while the room is pre-wired for lighting and speakers. A wall of sliding glass doors opens to the patio, creating seamless indoor-outdoor living and offering serene views of the backyard and pool.
- Study privately located down a hall with built-ins and a niche that could be utilized as a closet. (This could be a second downstairs bedroom if desired)
- Game room conveniently located downstairs with a wall of storage
- Spacious owner's suite features ceramic tile, high ceilings w/recessed lighting and a huge walk-in closet. Enjoy private access to the patio and pool.
- Owner's spa-like ensuite bath features dual sinks with additional vanity area, a standalone tub for ultimate relaxation, and a frameless walk-in shower w/convenient sitting bench.
- The laundry room showcases classic brick flooring and well-appointed cabinetry, offering both charm and ample storage.
- Upstairs you will find 3 generously sized secondary bedrooms with walk-in closets. Bedroom #2 has its own ensuite bath, while bedrooms 3 & 4 share a bath with dual sinks.
- Entertaining backyard with a sparkling saltwater pool featuring a 6'-3" depth, travertine surround, sundeck, spa, and serene water views. Other features include an outdoor kitchen w/grill, fridge, and sink.
- Storage under stairs
- Whole home intercom system and additional speakers outside
- Smart lights, ethernet drop in all bedrooms



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- Composition and metal roof
- Tankless water heater
- Spray foam insulation
- 3 thermostats, one unit with damper system
- Fence features gates on both sides for added convenience



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