



### 10714 Burnet Brook Ln: Home Highlights and Improvements

- Marble fireplace feature wall with cedar mantle
- XPEL UV window film throughout the home
- Laundry room custom built-ins and millwork
- Dining room custom wainscoting
- Custom millwork in secondary bedrooms
- Office built-ins with marble tile backsplash (not sure how to word this one?)
- Fully custom playhouse scheme in game room (this was smartly installed and can easily be removed without damaging walls)
- Dual walk-in closets in master with custom build-out in the primary?
- Added fully AC room off the media room (electrical and plumbing accessible).
- Generator-ready with natural gas and electrical connections
- Whole home Pelican water softener and filtration system, plus reverse osmosis drinking water station in the kitchen
- EV Charger (one excluded, one will stay)
- Whole home surge protector
- Built-in pressure washing station (pressure washer excluded but plumbing and electrical ready)
- Fully hardwired 6 camera security system (Reolink PoE)
- Recent exterior paint
- Mortared stone landscaping with capped walls
- Epoxied garage floors
- Stained fence
- Custom playground area with rubber mulch for child safety
- Herringbone tile entry
- Kitchen cabinets extended to the ceiling
- 2 tankless water heaters
- 4 full garage bays
- Custom lighting in the eaves