

# 9503 Tallow Court

## *Upgrades, Amenities & Improvements*

3,760 Sq Ft  
4 Bedrooms  
3 Full & 1 Half Bath  
3 Car Oversized Tandem Garage  
17,023 Sq Ft Cul-de-Sac Lot, .391 Acres  
On the Sienna Golf Club Course  
Built 2002 by Perry Homes

— THE —  
SHELLEY  
STONE  
— GROUP —

*Continuously enhanced & meticulously maintained, this residence reflects a thoughtful commitment to quality, longevity & elevated everyday living. Improvements span structural systems, interior remodels, custom finishes & smart-home integrations.*

### **Interior**

- Complete Kitchen Remodel with Custom Cabinetry, Pull-Out Shelving, Soft-Close Drawers
- Thermador Premium Appliance Package: Gas Range, Double Oven, Microwave, Dishwasher
- Butler's Pantry with Wine Cooler & Keegerator
- Custom Primary Closet Buildout
- Wired for Sound in Living Room
- Water Softener
- Crown Molding & High Ceilings

### **Exterior & Outdoor Living**

- Wrap-Around Front Porch
- Covered & Expanded Outdoor Patio
- Covered Outdoor Kitchen with Santa Maria-Style 48" Grill, Gas Burners, Sink & Refrigerator
- Heated In-Ground Pool with Attached Hot Tub & Water Features
- Outdoor Fireplace
- Balcony & Covered Patio/Deck
- Custom Landscaping with Smart Irrigation
- Cul-de-Sac Lot Backing to Sienna Golf Club

### **Garage**

- 3-Car Oversized Tandem Garage
- Custom Cabinetry & Built-In Storage
- New Epoxy Flooring (2025)
- 220V Outlet for EV Charging

## Major Systems

- Whole-Home 24kW Generac Standby Generator (10-Year Warranty)
  - Automatic Transfer Switch
  - Whole-House Surge Protection
- 5-Ton Downstairs HVAC: SEER 21 Variable-Speed High-Efficiency Unit, Advanced Filtration, 12-Year Warranty (2016)
- 3-Ton Upstairs HVAC: SEER 21 Variable-Speed Unit with Filtration, 12-Year Warranty (2018)
- UV-Light Air Purification Systems on Both HVAC Units
- Rheem Tankless Water Heater with 12-Year Warranty & Anti-Scale System
- Wastewater Main Line Replacement, House to Street (2021)
- Smart Irrigation System Upgrade
  - Rachio-3 Controller, 16 Zones
  - Integrated Flow Meter
  - Connected to Tempest Weather Station for Optimized Water Usage

## Recent Enhancements & Ongoing Maintenance

- Pool Booster Pump Replacement for Cleaner (2023)
- Pool Heater Replacement (2023)
- Full Interior & Exterior Repaint: Walls, Ceilings, Doors, Cabinetry, Baseboards & Trim (2025)
- New Epoxy Garage Flooring (2025)
- New Pentair Polaris 280 Pool Robot (2025)
- Main Pool Pump Replacement (2025)
- New Microwave (2025)
- Replacement Burners for Range (2025)
- Landscape Refresh & Improvements (2026)

## Preventative Maintenance Maintained Annually for Life of Home

- Tankless Water Heater Service (April 2026)
- Semi-Annual HVAC Servicing (April 2026)
- Annual Generator Maintenance (April 2026)
- Pool Filters Cleaned (April 2026)