



## Featured Property

# 306 Shady Cedar Hill Lane

### **Mechanicals**

Roof: 2023

HVAC: 2023

Water Heater: 2023

Sprinkler: 2023

### **Entry - Exterior**

Brick and stone exterior

Covered front patio

Professional landscaping

Keypad on front door

### **Entry - Interior**

Coat closet

Luxury vinyl plank flooring

Window with 2in blinds

Access to garage

### **Kitchen**

Granite countertops

Breakfast bar

Island

42in cabinets with molding

Undermount sink

5 burner gas range with convection oven

Upgraded handles on cabinets

Soft close doors and drawers

Stainless steel appliances

Refrigerator staying

Pantry with built in shelving

Dining room space off kitchen



### **Living Room**

Luxury vinyl flooring

Ceiling fan

### **Primary Suite**

Linen closet in hallway off primary

Large walk in closet

Ceiling fan

Large double window with blinds

Carpet

Double sinks

Comfort height countertops

Soft close doors on cabinets

Soaking tub

Separate shower with tile surround

### **Secondary Bedrooms 2 & 3**

Ceiling fan

Large window with blinds

Double door closet

Carpet

### **Secondary Bathroom**

Comfort height sink

Upgraded handles on cabinets

Tile surround tub/shower combo

Soft close doors

### **Office**

Full glass door

Ceiling fan

### **Laundry Room**

Washer and dryer stay

Attic access

Built in shelf



### **Garage**

Drywalled on all sides

Automatic garage door opener

### **Exterior - Backyard**

Covered patio

Gutters around whole home

Fully fenced

Landscaping