

2119 DARBY LANE

Executive Summary of Features & Recent Improvements

This custom-built estate represents a standard of quality and preparedness rarely found in the market. Originally built by a builder who was an engineer, every system has been curated for structural excellence, longevity, and modern luxury.

MAJOR SYSTEM UPGRADES & INFRASTRUCTURE

- 2026**
 - Newly installed comprehensive **Water Softener System**.
 - New **Upstairs High-Efficiency A/C System**.
 - Replaced **Water Well Control Panel** for optimal pressure and reliability.
- 2025**
 - New **Downstairs High-Efficiency A/C System**.
 - Custom **Remote-Controlled Motorized Shades** installed in the family room, breakfast area, and office for effortless light control.
- 2024**
 - Complete **Roof Replacement** featuring high-grade materials and professional installation.

INTERIOR ARCHITECTURAL EXCELLENCE

- Chef's Kitchen (2024):** Striking one-piece natural quartzite slab, custom soft-close cabinetry, concealed refrigerator panels, built-in organizers, inset coffee station, and drawer microwave.

- **Primary Suite:** Featuring a striking tray ceiling with double crown molding, private fireplace, dual vanities, makeup vanity, jetted soaking tub, and walk-in shower with pebble stone floor.
- **Living Room:** Centered around a white rock fireplace with full-length beams detailing added during the comprehensive remodel.
- **Premium Flooring:** 3/4-inch oak flooring elevated on a 2x4 screed system for superior structural integrity and warmth.
- **Refined Finishes:** Entire interior recently repainted in a sophisticated, neutral designer palette.

EXTERNAL SECURITY & ESTATE FEATURES

- **Gated Entry:** Custom-fabricated Aluminum, powder-coated double electric privacy gates.
- **Elevation & Safety:** Home sits approximately 3' above street level and is 100% out of the flood plain.
- **Pool & Spa:** Resort-style Gunitite pool and spa anchored in a private, forest-like sanctuary.
- **Utility Integrity:** All electricity lines installed underground; includes Transfer Switch for stand-by generator.
- **Property Security:** Professional 3-acre Invisible Fence electric containment system for pets.
- **Heavy Duty Power:** 50-Amp RV outlet; power and lighting pre-installed for future sports court.

This document is intended for informational purposes. All information provided is deemed reliable but not guaranteed. Prospective buyers should verify all features and measurements.