

# *12423 Boheme Dr*

## Owner's List of Property Features

### Property Overview:

- Home: 2,957 Sq Ft
- 4 Bedrooms, 2.5 Baths

### Entry Way:

- Custom Mahogany Front Door
- Black and White Checkered Tile- Triton Stone
- Wallpaper
- Baseboards
- Paint: Trim-Sherwin Williams Pure White

### Living Room:

- New Baseboards and Paint
- Vaulted Ceiling
- Oak Wrapped Beam
- Repaint and new lava rock, inside of fireplace
- Concrete Fireplace to match hood by Luxe Finishes
- Electrical wiring for TV and cable run behind TV
- New Engineered Wood Flooring throughout home
- Recess dimmable lighting
- Paint: Sherwin Williams Pure White

### Kitchen:

- Diamond plaster vent hood by Luxe Finishes
- Inset Cabinetry
- Panel Ready Appliances
- Appliances Warranty through December 2028
- Soapstone Countertops from Triton Stone
- New Windows (2)
- Backsplash by Tiles of Ezra (Triton Stone)
- Unlacquered brass faucet, pot filler and pulls/knobs
- New Engineered Wood Flooring throughout home
- Recess dimmable lighting
- Undercabinet lighting
- Visual Comfort Elliot Pendants
- Paint: Benjamin Moore Revere Pewter on Cabinets, Walls and Trim  
Sherwin Williams, Pure White. White Oak Island stained: Shipboard

### Coffee Bar/Pantry:

- Inset Cabinetry
- Floating Shelves with Lighting
- Tiles of Ezra backsplash
- Triton Stone Soap Stone countertop

- New Lighting
- Pantry with built in shelving
- Paint: Benjamin Moore Desert Twilight at 100% for doors, trim, cabinetry, 50% for walls

#### Dining Room:

- Wallpaper
- cabinetry
- flemish glass with cremone bolts
- Visual comfort Utopia Linear Chandelier
- Engineered Wood Flooring
- Visual Comfort Alabaster Sconce (3)
- Paint: Sherwin Williams Dried Thyme on Trim and Cabinetry, ceiling at 50%

#### Primary Suite:

- New Closet- 2021
- New Engineered Wood Floors
- Paint and trim 2024
- Paint: Sherwin Williams Stardew
- Primary Bath - Complete Remodel 2021
  - Quartz countertops
  - Marble floors
  - Paint: Sherwin Williams Pure White

#### Mud Room:

- Built in cubby lockers with shoe storage
- laundry closet with soapstone
- Black and White Checkered Tile- Triton Stone
- Elkay Water Dispenser
- New Lighting
- Attic Access
- separate utility storage closet
- Pocket Door between mudroom and kitchen
- Paint: Benjamin Moore Louisberg Green on Trim, cabinets, doors, Louisberg Green at 50% on walls

#### Office Nook:

- Equestrian Wallpaper
- Stained Wood Desktop with Built in desk and cabinetry
- electrical outlets in top drawer for charging
- pocket door
- Paint: Benjamin Moore Desert Twilight at 100% for doors, trim, cabinetry, 50% for walls

#### Guest Bath:

- Remodeled in 2019 and painted in 2024
- New Vanities
- Shadow Storm Dolomite Countertops
- New mirrors, lighting, and faucets
- Shower Tile subway
- New tub and faucets
- Paint: Sherwin Williams Tarragon

## Powder Bath:

- Chair rail added
- Wallpaper
- New vanity
- quartz countertop
- New Toilet
- Paint: Sherwin Williams Peppercorn on Chair rail and cabinet

## Garage:

- New siding on exterior of home
- New garage door
- generator located behind the garage (whole home)
- air compressor (behind the garage)
- Central HVAC added
- Bedrooms and Bathrooms
- Hallway and Guest rooms
- New Engineered Wood Floors
- Trim and Interior Doors
- Paint: Sherwin Williams Pure White

## Exterior Features

- Front - Tongue and Groove ceiling on porch
- Front - Cedar posts with brick
- Front - Mortar update with light lime wash
- Front - New Landscaping and Sprinklers
- Front - New Driveway and Sidewalks
- Front - New driveway gate, programable with keypad
- Backyard - Turf with 2 golf putting greens installed by King Outdoor Living
- Backyard - Audio by Xtreme
- Backyard - Exterior Lighting
- Backyard - 2 outdoor fans
- Backyard - outdoor kitchen- quartzite with stainless steel appliances
- Backyard - fire pit
- Backyard - concrete floor refinish
- Backyard - landscaping and sprinklers
- Backyard - Plumbing lines from kitchen and powder bath re-routed through backyard