

23 St. Simons Ct – Property Features

Exterior Features

- Beautiful mature landscaping with manicured front and back yards
- Decorative patio surfacing
- Irrigation system with custom automatic and manual settings
- Fresh exterior paint (2026)
- Roof replaced in 2018 with ridge venting and screened gutters
- Dawn-to-dusk porch lighting
- Keyless front door entry
- Wireless Ring camera system

Interior Features

- Tongue-and-groove solid white oak flooring
- Upgraded staircase with wrought-iron balusters
- Custom crown molding, window encasements, and plantation shutters throughout
- Upgraded Minka, decor lighting with Lutron switches dimmers
- New carpet and interior paint (2026)
- Powder room with custom wall covering and vanity
- Primary suite walk-in closets with custom built-ins
- Laundry room with custom cabinetry and large granite topped sink

Kitchen Features

- New gas cooktop (2026)
- Double oven with convection cooking
- New dishwasher and disposal (2025)
- Extra-deep Blanco sink
- Granite countertops with stacked-stone backsplash
- Custom center island

Loft Features

- Custom built-in entertainment center
- Large custom holiday/storage closet with built-in organization
- Quick-Step luxury vinyl flooring with acoustic sound pads

Additional Upgrades

- Wireless monitored security system on all windows and doors
- Two 2021 40-gallon water heaters; 2022 water softener
- 2017 A/C unit with warranty through 2028
- 2018 A/C unit with warranty through May 2027
- Reinforced garage attic with upgraded access stairs and flooring (2018)

