

## ✦ 23 Reasons to Love This Home

**4 Bedrooms | 2.5 Baths | 2,810 SF | 16,046 SF Lot**

1. **New roof (2024)**—a major upgrade already completed
2. **PEX re-piping (2023)** for long-term peace of mind
3. **AC system replaced (2023)** for efficiency and comfort
4. **Oversized 16,046 SF cul-de-sac lot** offering privacy and extra outdoor space
5. **Automatic driveway gate with remotes** for added convenience, privacy, and security
6. **Sparkling pool & spa**—your own private backyard retreat
7. **Pool resurfaced (2024)**—move-in ready for summer
8. **Covered patio + outdoor kitchen pavilion**—perfect for entertaining year-round
9. **Beautifully updated kitchen** with a show-stopping 5' x 8' quartz island
10. **Installed double-pane windows** for enhanced energy efficiency
11. **Plantation shutters** throughout for a timeless, elegant look
12. **In-ceiling speakers in the family room**—ideal for music and entertaining
13. **Updated laminate flooring (2020)** for a modern feel
14. **New carpet (2025)**
15. **Upgraded light fixtures** throughout
16. **All bedrooms feature ceiling fans** for added comfort
17. **Bedroom 2 with built-ins and study area**—perfect for working or studying from home
18. **Spacious primary suite** with a private sitting/study area
19. **Upgraded primary bathroom** with updated sinks and cabinetry
20. **Formal living and dining areas** for added flexibility
21. **3-car garage with flexible use**
22. **11x9 A/C-equipped room in garage**—ideal for gym, hobbies, or office, plus open workshop space
23. **Sprinkler system in front and back yard** for easy maintenance