

FEATURE SHEET

Property Highlights

- Luxurious French Country stone and stucco estate
- Sprawling 2.66-acre private cul-de-sac lot with mature trees
- Automatic driveway gate with large circular drive
- 3- to 4-car garage with decorative epoxy flooring
- Air-conditioned workout room (288 sq. ft.)
- 4,999 sq. ft. | 4 bedrooms | 3.5 bathrooms
- Meticulously maintained and move-in ready
- Exceptionally low 1.6838 tax rate
- Private water well – no monthly water bill and perfect yard year-round

Quality Construction & Design

- Grand foyer with double iron front doors
- High ceilings with decorative arched architecture
- Stately millwork ceiling in office and living room
- Wood beam ceiling in family room
- Extensive crown molding, baseboards, and trim
- Rich wood flooring throughout
- Tray lighting in formal dining room
- Two gas fireplaces with stone (one double-sided between kitchen and living room)

Chef's Kitchen & Bar

- Chef-style kitchen with premium finishes and high-end appliances
- Island with bar seating
- Glass cabinets in kitchen, bar area & butler's pantry
- Built-out pantry
- Sophisticated bar with wine storage, prep sink, beverage refrigerator, and glass cabinetry

Outdoor Living & Entertainment

- Large covered patio (755 sq. ft.)
- Full outdoor kitchen with two grills, sink, and beverage refrigerator
- Brand-new resort-style pool and spa with water and fire features
- Gas fire pit
- Professional landscaping with mature trees

System Information

- Roof: 2020
- 5 Ton AC: 2020
- 4 Ton AC: 2010
- 2 Ton AC: 2019
- Two 50-Gallon Water Heaters: 2022 and 2023
- Whole house Generac generator

Interior Features

Primary suite with sitting area and two built-out walk-in closets | Stunning remodeled primary bathroom with high-end fixtures | Grass cloth walls in office with built-in cabinetry | Custom cabinets and shelving in family room | Climate-controlled storage room | Large custom closets and laundry storage

Added Home Improvements by Current Owners (Since December 2024)

Total Investment: **\$562,000**

- Outdoor Living + New Pool & hot tub, decking, outdoor kitchen, fire pit, and landscaping
- Windows: Premium replacement windows throughout
- Lighting Upgrades: All LED canned lights plus updated fixtures
- Front Door: Custom entry door
- Fencing & Gates: Front fence, driveway gate/motor, cross-fenced backyard
- Garage Driveway: Straight entry to garage area
- Built-in secure climate-controlled storage
- Tree Service: Professional trimming and removal

Interior Remodel Items: Wood floors in bedrooms, primary closets rebuilt, fireplace mantle replaced, garage epoxy floor and repaint, guest bathrooms remodeled, all toilets replaced, built-in office cabinets, kitchen pantry rebuilt, laundry counters, kitchen, bar, & butler's pantry, backsplash replaced.



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