

18606 Balsam Creek

Energy star qualified home built in 2014 by KB Homes
3 bedrooms, 2.5 bathrooms, 2 living rooms
2,379 sqft house on a 7,327 sqft lot

Community features playground, pools, and walking trails
The property has never flooded

Exterior

Brick and Cement siding construction materials
Double-wide driveway
2-car garage with additional parking in front of the garage
Mature trees in the front
Epoxy floors in the garage, front entry/patio, and back patio
Oversized garage to fit longer vehicles (e.g. truck)
Fully fenced backyard
Covered patio
Slab foundation
Hunter Sprinkler system has 6 zones that cover the front, back, and side yards
Vivint home monitoring system
Carrier HVAC (2024)
4-ton condensing unit
5-ton evaporator coil
Zoned high-efficiency HVAC
HVAC>13 seer
Bradford White 40-gallon gas water heater (2014)
Composition shingle roof with radiant barrier
Roof is 12 years old
Rain gutters

Interior and Attic

Double pane windows with screens
Insulated/Low-E windows
Nest thermostats
Vivint home monitoring system
Built-in smart HomePro alarm system
Smoke/fire detectors
Energy star/cfl/led lights
Marble and granite countertops throughout the home
Kohler plumbing fixtures
R38 Insulation and radiant barrier in the attic
Insulation – blown fiberglass
GFCI outlets
PEX and PVC water pipes
Home energy rating/HERS
Attic vents

First Floor

Kitchen

15x15

Island can seat 4 comfortably

Desk in kitchen with drawers and wallpaper

Views looking into the backyard

Large sink in the island with sprayer

Outlets in the island

Tiled backsplash with outlets

Chandelier over island

Whirlpool dishwasher

Energy star appliances

Disposal in sink

Exhaust fan for range

Tile flooring

LG ThinQ smart oven (gas with gas range) and microwave

Huge walk-in pantry with shelving (7x4)

Living

18x15

New 55-inch 4K smart TV by Insignia with Fire TV and streaming services

Tile flooring

Open floorplan

Ceiling fan

Views looking into the backyard

Tile detail on the TV wall

Dining

15x15

Chandelier

Tile flooring

Drapes and rods

Tiled wall detail

Guest bathroom

5x5

Marble countertop

Mirror

Tile flooring

Hand towel ring

Under-sink storage

Entry

8x5

Tile flooring

Tiled wall detail

Coat/storage closet

Utility/Mud Room

7x6

Fits full-sized, side-by-side washer and dryer

Electric dryer connections

Tile flooring

Built-in overhead storage

Hanging rod

Exhaust vent

Located perfectly between the garage and kitchen

Second Floor

Primary bedroom

17x15

Vaulted ceiling

Space for seating area

Large walk-in closet (12x7)

Ceiling fan

Carpet

Drapes and rods

Primary Bathroom

12x11

Vanity lighting

Hand towel ring

Towel rod

Marble countertops

Tile flooring

Under-sink storage cabinets

Shower curtain and rod

Large bathtub

Mirror

Linen storage

Shower/tub combination with shelves

Door on the toilet area for privacy

Exhaust vent

Double sinks

Game Room/Den/Flex Room

23x12

Carpet

Windows on two sides

Ceiling fan with lighting

Window curtains

Bedroom 2

15x11

Window curtains

Carpet

Double-door closet

Flush ceiling light fixture

Bedroom 3

13x12

Window curtains

Carpet

Closet with shelves

Flush ceiling light fixture

(Shared) Bathroom

9x8

Marble countertop

Vanity area with lighting

Tile flooring

Mirror

Towel rod

Under-sink cabinet storage

Shower/tub combination

Curtain rod and drape

Exhaust vent