

**UPDATES, UPGRADES & CUSTOM FEATURES  
6610 RADLEY DRIVE, SPRING  
WIMBLEDON CENTRE COURT ESTATES**

*Within 5 minutes from Collins Skate Park and Meyers Park*

**UPDATES 2024 - 2026**

- **HVAC** – High Efficiency, two new units installed 2016 & 2025, serviced yearly
- **Furnace** - new 2025
- **Hot water heaters** – two new units installed 2022 & 2025
- **Front entry doors** – French, wood w/lead glass - refurbished 2025
- **Fence, back yard** – new 2025
- **Pool Salt Water** – new salt generator 2025
- **Landscaping** – flower beds replanted 2026
- **Garbage disposal** – new 2025
- **Solar Exhaust Fans Attic** – 3 added 2020

**UPDATES 2018**

- **New paint thru out home**
- **New hardwood floors**
- **New carpet**
- **New electrical sockets & light switches**
- **Recessed lighting thru out home**
- **New toilets - Comfort level thru-out**
- **Electrical Panel** wired for generator
- **Kitchen & Primary Bathroom**

**UPDATES 2017**

- **Roof** – 30 yr warranty
- **Gutters** w/ 6" downspouts

**Kitchen Updates 2018**

Quartz countertops  
Marble custom backsplash  
Plumbing fixtures  
Dishwasher Stainless Steel Bosch  
Cabinetry all new w/ soft close drawers & hardware  
Drawers – deep pots/pans  
Under counter lighting

### **Primary En-suite Bedroom & Bath Updates 2018**

Shower w/ solid granite wall panels w/ frameless glass doors  
New soaker tub encased w/ solid granite counters  
Built in cabinets, New plumbing fixtures, double vanities  
Double walk-in closets w/ built-ins & wood flooring

### **Formal Living Room Updates 2018**

Carpet  
Built in lower cabinetry w/lite upper glass shelves  
Fireplace – new marble 2019 Wood burning w/ gas logs

### **Family Den Updates 2018**

Fireplace - new tile 2019, wood burning w/gas logs  
Built in shelving and under cabinetry flanking media center

### **Bedroom #2 En-suite Updates 2018**

Full bathroom updates  
Granite vanity console  
Marble shower & floors  
Full size custom glass sliding doors

### **Attic Updates 2018**

Decking for storage above garage and portion of home  
Catwalk decking to garage  
Lighting above all decking & catwalk  
Radiant barrier & blown in insulation

### **CUSTOM FEATURES**

- Plantation Wood Shutters thru out home
- Crown Molding
- High Ceilings in foyer, formal living & dining, study, primary en-suite
- Comfort level toilets
- Two half bathrooms
- Closets - Built-ins & hardwood floors
- Hardwood floors thru-out except formal living & bedrooms (new carpet)
- Fluted floor-to-ceiling columns in foyer/formal dining & covered patio
- All interior doors – 9 feet
- Ceiling fans thru out home
- Double pane windows thru-out, front windows tinted
- Study/Office – Built in bookshelves, cabinets, and desk. Walls covered w/same stained wanes coating as built ins and Plantation wood shutters.
- Car covered parking totals 6

**Kitchen** updated 2018

Quartz Center island w/gas cooktop  
Quartz Bar sitting area w/custom wood paneling  
Built in glass cabinets w/inside lighting  
Under cabinet lighting  
Custom marble backsplash  
New plumbing fixtures  
S/S Double electric Jenn-Air ovens, convection/convection oven  
S/S Bosch dishwasher  
Microwave cabinet  
S/S double deep sink w/ garbage disposal  
Soft close drawers, Pots/pans deep drawers  
Walk in pantry  
Octagon ceiling recessed light feature

**Primary En-suite**

Double tray ceiling  
Lounging area  
Exterior private door access to patio/pool/backyard

**Primary Bathroom** updated 2018

Water closet – Bidet & comfort level toilet  
Built in shelves, drawers, cabinets at double vanities  
Two walk-in closets w/built in dressers & shelving  
Marble shower

**Foyer**

Fluted Columns w/scrolled crowns  
Entry doors – French leaded glass, refurbished 2025  
Crystal Chandelier

**Formal Dining**

Tray ceiling & chair railing  
Chandelier

**Formal Living**

Double pane picture windows floor to ceiling  
French doors entry to patio/pool/backyard  
Fireplace marble – wood burning w/gas logs  
Arched window transoms  
Built ins w/glass shelves and lower cabinets flanking fireplace

**Family room**

Tiled fireplace w/wood burning gas logs  
Built in shelving and under cabinetry flanking media center  
Picture windows floor to ceiling overlooking pool/patio  
Exterior exit door to yard/patio/pool  
Half bath with built in linen closet

**Breakfast room**

Windows floor to ceiling overlooking pool/patio  
Chandelier  
Exterior exit door to yard/patio/pool

**Guest bedroom #1 en-suite**

Walk in closet w/built in shelving  
Arched window transoms  
Bath updated w/granite vanity, marble shower

**Guest bedroom #2**

Walk in closet w/built in shelves  
Connected by Jack-n-Jill bath to 3<sup>rd</sup> guest bed

**Guest bedroom #3**

Walk in closet

**Jack-n-Jill bath** connects bedroom #2 & 3  
Separate double vanity w/cultured marble countertop  
Private Shower/Tub & lavatory

**Laundry/Utility room**

Spacious for washer/dryer and refrigerator  
Deep laundry sink  
Built in clothes rods & cabinets  
Built in storage shelving floor to ceiling

**Saltwater Pool 25,000 gallons**

Waterfall, Hot spa w/ jets, heated pool  
New salt generator 2026  
Sandstone pool edge  
Pebble patio surrounds pool

**Covered Back Patio**

Patio sandstone floors w/fluted columns  
20' Ceiling w/double ceiling fans

**Garage - attached**

3 secured car spaces

Built in work bench and cabinets/shelves

Exit door on back side to yard/patio/pool

Attic entry & ceiling fan

**Porte-cochere attached to front of garage**

3 covered car spaces, recessed lighting

Storage Shed - TuffShed – 10ft x 12ft w/ double doors

Iron fence & gate separates side yard from pool/patio area

Established landscaping - Large trees professionally pruned yearly

**HOA Amenities** – your home (total 14 homes inclusive of Million \$ homes behind you)

- 24-hour patrol & common areas maintained
- Summer swim team @ Wimbledon Champions
- Christmas party
- Invites to nearby HOA gatherings.

**Neighborhood Amenities** (not part of your HOA) contact each for membership options

- Giammalva Racquet Club – private memberships
- Wimbledon Forest Tennis Courts
- Wimbledon Estates Park
- Wimbledon Champions Olympic Pool