



## 6714 BIRCHWOOD BEND CT.

- Soffit Lighting
- Generator Outlet
- Custom Pergoa w/ Ceiling Fan
- Covered Rear Patio with wrought Iron Chandelier
- 5 Zone Sprinkler System
- Patio Professionally Tiled
- In Ground Heated Pool
- Raised Stone Waterfall at Pool
- Fire Bowls at Pool
- Stone Fire Pit at backyard
- Built In Grill w/food prep counter and sink
- 7 Camera System w/ Monitor
- 4th Bathroom added to Secondary Bedroom
- Epoxy Garage Floors
- New Primary Bathroom Vanity Light Fixtures
- Custom Accent wall in Office & Dining room
- Custom Barn Door at Media Room
- Custom Closet with built in cabinet & drawers at Primary Bedroom
- New Carpet Upstairs & Primary (May 2026)
- Entire Interior of House Painted (May 2026)
- Sculpted Vessel Sink at Powder Room
- Glossy lantern-pattern porcelain tile accent wall at Powder Room
- Custom cabinets & Shelving at laundry room
- Seller replaced original Kitchen cabinets w/ newer, upgraded cabinetry a few years ago
- New Matte Black Faucets
- New Stainless Steel Deep Single Basin kitchen sink
- New Drum Shade Pendant Lights in Primary Bedroom