

# Upgrades & Features

## FEATURES:

- Beautiful all-brick 3-bedroom, 2.5-bath home (with water view!) designed by architect Mark Todd and custom built by highly sought after builder Jim Morris. This lovely home is situated on a spacious 11,111 sq. ft. lot, ideally located near the lake, driving range, country club, and premier neighborhood amenities.
- The lot behind the home is owned and maintained by the back neighbors - offering peaceful privacy.
- Meticulously manicured yard with lush landscaping and exceptional curb appeal
- Dream 2.5-car garage includes a golf cart garage, epoxy flooring, insulated garage doors, and a convenient exterior door for side & back yard access.
- Expansive driveway provides convenient parking for guests
- Charming covered front porch enhances the home's curb appeal & creates a warm & inviting first impression
- A gracious formal entry welcomes guests and is flanked by the dining room and a spacious guest bedroom (or home office/study).
- Light-filled formal dining room overlooks the beautifully landscaped front yard
- A secondary bedroom (could be a private study), features a walk-in closet and is presently serving as a charming sitting room. (A door could be installed to access the bathroom for a future Jack & Jill bath)
- Thoughtful design details include high ceilings, crown molding, abundant natural light from transom-topped windows, and custom plantation shutters & roller shades throughout.
- Wood floors (installed in 2013) add timeless character to the main living areas, while tile (2013) enhances the kitchen and breakfast area, and plush carpeting provides comfort in the bedrooms.
- Inviting living room showcases a warm fireplace, a recessed ceiling, custom built-ins, and overlooks the serene backyard.
- Stunning kitchen was updated in 2013 and showcases gleaming granite counters, extensive cabinetry w/ pullout drawers, a large center island with 5-burner electric cooktop, a walk-in pantry, and French door access to the outdoor patio for seamless indoor-outdoor living.
- Breakfast and sitting area off the kitchen features walls of windows that flood the space with natural light.
- Tucked between the living room and primary suite, the built-in office nook includes French door access to the screened patio, creating a bright and functional workspace.
- Spacious owner's retreat privately situated at the rear of the home, features a sitting area with serene backyard views and an oversized walk-in closet.
- Owner's ensuite bath features marble countertops w/ dual vanities, a relaxing soaking tub, a walk-in shower, and generous built-in storage.
- Powder bath (w/engineered wood flooring) is discreetly located off a private hallway near the living room.
- Located off a private hall, secondary bedroom #2 offers comfort and privacy with its own ensuite bathroom.
- Enjoy year-round entertaining on the screened back patio w/ an exterior awning, offering a comfortable outdoor retreat in every season.
- Oversized backyard with room for a future pool if desired! – So much space to relax and enjoy the outdoors!
- 2 A/C units (one updated in 2022)
- Interior painted in 2013



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*Sarah Conway Properties Team*

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- Natural gas furnace and water heater
- GENERAC GENERATOR!!!



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