



1502 Munson Valley Rd. - Property Features & Updates

PROPERTY OVERVIEW

- Stunning one-story by Coventry Homes in Mandola Farms
- 4 Bedrooms | 3.5 Bathrooms
- Oversized tandem garage
- Beautiful brick & stucco exterior
- Excellent curb appeal with manicured landscaping
- Custom concrete landscape borders in front and back yards
- Inviting entry with coach lighting
- Rotunda-style entry with high ceilings
- Wood flooring throughout main living areas

KITCHEN & DINING AREA

- Oversized island with bar seating and additional storage
- Durable stone (Omega) countertops
- Herringbone tile backsplash
- Stainless steel appliances
- Gas cooktop and ample prep space
- Upgraded brushed brass faucet, pulls & hardware
- Designer pendant lighting with gold accents
- Open-concept layout connecting to living area
- Charming breakfast nook with custom wainscoting
- Formal dining space currently styled as a sitting room
- Custom wood casing detail in dining/flex space
- Upgraded designer lighting in dining area

LIVING & ENTERTAINING SPACES

- Spacious living room with soaring ceilings
- Large windows providing abundant natural light
- Open-concept design ideal for entertaining
- Custom electric fireplace with optional heat feature
- Seamless flow between kitchen, dining, and living areas
- Multiple flexible living spaces for gathering



Buyer to verify all items listed for accuracy prior to offer

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PRIMARY SUITE FEATURES

- Spacious primary bedroom with room for sitting area
- Custom accent wall adding warmth and character
- Large windows creating a bright, airy feel
- Thoughtfully designed layout for comfort and relaxation

ADDITIONAL INTERIOR FEATURES

- Flex room off entry (perfect for office, lounge, or study)
- Currently styled as a “speakeasy” lounge space
- Designer upgrades throughout (~\$20,000)
- Upgraded lighting in kitchen, dining, and flex spaces
- Custom window coverings (~\$9,000)
- Window tinting for energy efficiency (~\$2,300)
- Reverse osmosis water filtration system in kitchen (~\$745)
- Upgraded guest bathroom shower door (~\$1,000)

OUTDOOR & EXTERIOR FEATURES

- Full gutter system around home (~\$1,700)
- Professionally enhanced landscaping
- Custom concrete landscape borders
- Additional concrete pads on side of house for above ground storage, etc
- Backyard views from large living room windows

GARAGE FEATURES

- Tandem garage with added flexibility
- Epoxy garage flooring (~\$2,300)

Average Utility Costs

Electric: \$150 per month average

Gas: \$45 per month average

Water, Sewer & Trash: \$151 per month average



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