



Features + Amenities

Interior

- Flex 4th bedroom / gameroom upstairs
- Full bath downstairs
- Temperature-controlled walk-in wine cellar with closed-cell foam insulation
- Wet bar with ice maker and wine fridge
- Tankless water heater (2021)
- Samsung kitchen refrigerator (2024)
- Samsung dishwasher (2026)
- Upstairs carpet replaced (2026)
- Hardwood floors refinished (2026)
- Gas & electrical connections for portable natural gas-powered generator that powers the entire home (generator will convey)
- Mudroom with sink and lockers
- Primary walk-in shower with dual heads and valves
- Durable wood tile floors downstairs
- Custom wood barn door in primary suite
- LED recessed and under-counter lighting
- Custom site-built cabinetry, solid wood construction (no MDF)
- Plantation shutters, woven wood shades and custom drapes throughout
- Interior repainted with premium Sherwin-Williams Emerald paint
- Oversized 2 car garage with room to park 2 large SUV's plus space for storage and workbench space
- Garage closet

HVAC

- **Downstairs**
 - Evaporator coil, plenum, and blower motor replaced (2025)
 - Exterior condenser upsized / replaced (2012)
- **Upstairs**
 - Exterior condenser replaced (2021)
 - Evaporator coil replaced (2019)

Smart Home Technology

- **Phone-controlled systems include**
 - HVAC systems
 - Pool automation
 - Ring cameras: Front ring doorbell camera and driveway ring floodlight camera
 - Wine cellar back lights

Backyard, Pool & Exterior

- No back neighbors
- Outdoor kitchen with 40" gas grill (2025) and sink (hot and cold water)
- Covered patio with beadboard ceiling and built-in speakers
- Professionally landscaped backyard with landscape lighting
- Turf installation and additional drainage system to the street
- Holly privacy trees
- Flagstone pavers and Black Star gravel pathway
- Full sprinkler system
- Full fencing replaced
- Exterior repainted with premium Sherwin-Williams Emerald paint
- Front lower roof section replaced (2014)

Pool Features & Updates

- Saltwater pool installed by Watts Pools (2011)
- Cleaner booster pump replaced (2025)
- Salt cell replaced (2024)
- Pool remodeled in 2019 with Wet-Edge pebble finish, tile, cool-deck
- Pool heater added (2019)
- Full automation system with phone controls added (2019)
- Cleaner pump replaced (2018)
- LED pool lighting
- Custom Katchakid pool safety net included