

FEATURES AND ADDITIONS INCLUDED FOR 119 CROWN POINT COURT

EXTERIOR:

SOLAR PANELS (Minimum electric bills. Average \$40 -\$50 per month)

15x12 STORAGE BUILDING with double door entry

SPRINKLER SYSTEM

HUGE FENCED IN BACK YARD WITH DOUBLE GATE for easy access for boats and RV's.

TRAMPOLINE WITH SIDE ENCLOSURES.....can be removed if not wanted.

BUILT-IN BBQ on the back extended covered patio, plus Weber portable BBQ grill

GUTTERS IN THE FRONT

EXTRA FENCE WOOD stored in storage for future fence replacement.

BACK YARD: completely fenced with room to store boats, RV's, add a pool & more.

INTERIOR:

FLOORING: Tile, real wood, luxury vinyl planks and carpet.

CEILINGS: Nine to twenty feet throughout with tray ceilings & ceiling fans in various areas.

WINDOWS: All low-E window with blinds

FIRST FLOOR

KITCHEN: 16x13 Custom stained solid wood cabinets and soft close drawers, upgraded thick granite countertops, custom stone stove vent hood, gas stove, tile floors.

MEDIA ROOM: 20X13 media screen, projector, speakers with the electric box and connections on portable shelving included. Luxury vinyl plank flooring. This room could be used for an additional bedroom, as well.

DINING ROOM: 13x13 flooring: Luxury vinyl plank.

BREAKFAST ROOM: 12X9 Flooring: tile, Tray ceiling

FAMILY ROOM: 18X16 Flooring: tile, 20' ceiling with fan, open concept to kitchen and breakfast room, glass double back doors & large securable doggie door to the back yard.

STUDY/HOME OFFICE: 10x10 flooring: real wood, ceiling fan, double glass doors to foyer

PRIMARY BEDROOM: 16x15 flooring: carpet, 3 large windows, tray ceiling & ceiling fan

PRIMARY BATH: Garden tub, separate large shower, rain glass window, double sinks, large walk-in closet with a door to extra storage under the stairs, pocket door

UTILITY ROOM: 12x6 flooring: tile, electric and gas hookups for dryer, washer & dryer may be included with extra shelving

HALF BATH: flooring: tile.

GARAGE: Shelving included on the back wall of the garage.

SECOND FLOOR

STARCASE: Real wood stairs with black iron railings

GAMEROOM: 20x15 flooring: carpet, black iron railings, crown molding, attic entrance

BEDROOMS 2 & 3: Both bedrooms 14x10 flooring: carpet

FULL BATH # 2: Jack & Jill full bath with a tub/shower combo between bedrooms 2 & 3. Flooring: tile. Pocket doors, laundry shoot to the downstairs laundry room

BEDROOM 4: 14x11 flooring carpet, walk-in closet.

FULL BATH # 3: flooring: tile, tub/shower combo. Pocket door