

# Upgrades & Features

## UPGRADES AND FEATURES:

- Situated on nearly an acre, this luxurious custom home is tucked away on a quiet cul-de-sac and is perfectly positioned on a private, wooded golf course lot.
- The striking curb appeal is enhanced by lush, vibrant landscaping and a beautifully paved pathway leading to an elegant stone and stucco home.
- The expansive driveway leads to the three-car garage (w/sink, cabinet & workshop area) and offers ample parking for guests.
- An inviting front porch off the entrance provides the perfect space for a comfortable seating area or a patio table, ideal for enjoying morning coffee or relaxing evenings.
- A grand two-story entry creates an unforgettable first impression, welcoming guests with timeless elegance and impressive architectural detail.
- The elegant dining room is enhanced by soaring ceilings and a dazzling statement chandelier, creating a stunning setting for memorable gatherings. French doors open to the front porch, filling the space with abundant natural light while offering picturesque views of the beautifully landscaped front yard. A well-appointed wet bar (w/sink & fridge) adds both style and convenience, making entertaining effortless.
- The open and spacious living room is filled with natural light, featuring French doors that open to the expansive covered patio and transom-topped windows that seamlessly bring the outdoors in. A striking entertainment wall showcases a warm fireplace flanked by abundant built-in storage, creating a beautiful focal point for everyday living and entertaining.
- The luxuriously appointed chef's kitchen showcases premium stainless-steel Thermador appliances (Refrigerator conveys with the home), crisp white cabinetry, and an impressive wall of pantry storage. The exotic granite countertops complement the striking designer backsplash and expansive center island, creating a stunning focal point for the kitchen.
- The spacious breakfast area connects the kitchen and living room, enhancing the home's seamless open-concept design.
- A mudroom just off the garage provides a convenient drop zone for shoes, backpacks, coats, and everyday essentials.
- The well-appointed laundry room offers abundant cabinetry for storage, a built-in ironing board, and a convenient utility sink. (Washer and dryer convey with the home)
- A private home office features rich wood built-ins, plantation shutters, and peaceful front yard views. (Complete with a closet, this versatile space can easily serve as a fourth bedroom downstairs)
- A beautifully appointed half bath is privately tucked away for guests.
- Many plantation shutters throughout the home
- The private owner's retreat features a lighted recessed ceiling, plantation shutters, wood floors and French door access to the back patio.
- The spa-like ensuite bath features stone countertops, dual sinks, a relaxing jetted soaking tub, and a walk-in shower with dual showerheads (one is a rain shower head).
- The game room features rich wood flooring and two walls of built in storage – one entertainment wall for housing TV/media and a second wall of built-ins for games, books, etc.



---

*Sarah Conway Properties Team*

# Upgrades & Features

- Two spacious secondary bedrooms enjoy views of the back yard - each with a private ensuite bath and walk-in closets.
- Amazing outdoor living area with covered patio and expansive deck area spans the entire width of the home overlooking the beautiful back yard, creating the perfect setting for entertaining and relaxing. The covered patio is complete with a summer kitchen and a fireplace, creating the perfect space for seamless indoor-outdoor living.
- The backyard's unique elevation offers distant golf views and privacy.
- ALL TV's convey with the home!
- Two tankless water heaters
- HVAC is 2 zoned high efficiency
- Gutters with leaf guard all around the home

**\*\*\*COUNTRY CLUB MEMBERSHIP AVAILABLE\*\*\***

---

*Sarah Conway Properties Team*

