

2202 Park Ravine – Property Features & Upgrades

Exterior & Lot Features

- Large **0.35-acre cul-de-sac lot**
- Beautiful **lake views**
- Professionally landscaped with **25+ trees**, including:
 - Palm Trees
 - Magnolia Trees
 - Wax Myrtles
 - Crepe Myrtles
 - Holly Trees
 - Red Tip Photinias
- Landscape lighting throughout the property
- Front and backyard irrigation system
- **Rachio Smart Sprinkler Controller**
- Dedicated drip irrigation system for trees
- Freeze-proof pressure release valve installation

Outdoor Living & Entertainment

- Resort-style **heated pool and spa**
- Color-changing LED pool lighting
- Waterfall feature
- Fire display feature
- Removable safety fence for the pool
- Outdoor kitchen
- Built-in kegerator

- Patio surround sound speaker system
- Outdoor projector cutout for movie nights
- Pergola with integrated lighting
- Covered fenced dog run with artificial turf
- Built-in basketball goal

Garage & Utility Features

- Whole-home and pool **Generac backup generator**
- Heated and cooled **3-car tandem garage**
- Garage configured as a home gym
- Fiber optic internet wiring throughout the home

Interior Upgrades

- Grand double French entry doors with wrought iron accents
- Custom marble-look 36" x 36" flooring in:
 - Foyer
 - Primary Bedroom
 - Primary Closet
- Crown molding throughout
- Coffered ceilings
- Modern designer lighting fixtures
- Smart color-changing recessed lighting throughout the home
- Floor-to-ceiling custom drapery
- Plantation shutters on the lower level
- Eight-foot interior doors on the first floor
- Custom gas fireplace in the living room

Kitchen Features

- Large open-concept island
- Granite countertops
- Gas cooktop
- Built-in double ovens
- Built-in microwave
- Butler's pantry

Bedrooms & Bathrooms

- Five spacious bedrooms
- Each bedroom includes its own ensuite bathroom

Office & Entertainment Spaces

- Private office with custom built-in cabinetry
- Dedicated home theater featuring:
 - Theater risers
 - Premium theater carpet

Smart Home & Security

- Security system with cameras
- Smart door locks
- Smart color-changing recessed lighting
- Fiber optic internet infrastructure
- Rachio smart irrigation controller

Comfort & Efficiency

- Whole-house air purification system
- Water softener
- Kitchen water filtration system
- Whole-home Generac backup generator

Standout Highlights

- Resort-style backyard designed for entertaining
- Heated pool, spa, waterfall, and fire features
- Outdoor kitchen with kegerator and surround sound
- Heated and cooled tandem garage/home gym
- Five ensuite bedrooms
- Smart home technology throughout
- Premium custom finishes and extensive landscaping
- Lake-view cul-de-sac location on a large 0.35-acre homesite
- Paved pathway to the community lake