

14810 Bluffridge Dr.

HEARTHSTONE
BETTY BROWN SECTION



PREMIUM HOME.
PREMIER LIFESTYLE.



RESORT-STYLE BACKYARD

- ✓ Extensive covered patio space
- ✓ Two separate outdoor seating areas
- ✓ Fully equipped outdoor kitchen
- ✓ Three outdoor TV sections
- ✓ Super-nice pool with updated travertine coping
- ✓ PebbleTec plaster finish
- ✓ Heated pool with separate spa
- ✓ Dedicated updated outdoor pool bathroom

Exceptional Home. Unmatched Outdoor Living.

ONE OF THE PREMIER BACKYARDS IN HEARTHSTONE

This beautifully updated two-story home is tucked away on a quiet cul-de-sac in the highly desirable Betty Brown section of Hearthstone. Designed for *comfort, style and entertaining—inside and out.*



LOCATION & LOT FEATURES

- Located in the desirable Betty Brown section of Hearthstone
- Quiet cul-de-sac street with no through traffic
- Exceptional privacy setting
- Large circular driveway plus traditional driveway
- Professionally maintained landscaping
- Yard of the Month recognition
- Sprinkler system (front & back)
- Updated French drain system in front, back, and side yards
- Approx. 2,720 sq ft two-story home (per appraisal district)



INTERIOR UPDATES & FINISHES

- Custom job-built cabinetry
- Italian quartz countertops
- Stainless steel appliances with double ovens
- Majority PEX plumbing (remaining copper)
- Updated toilets, sinks, and faucets
- Updated plugs, switches, and electrical fixtures
- LED lighting throughout
- Premium plantation shutters
- Double-pane replacement windows
- Wood-look plank tile flooring throughout downstairs
- Tankless on-demand water heater



MAJOR SYSTEMS & MECHANICAL IMPROVEMENTS

- 24kW Generac whole-home generator (automatic backup power)
- Updated HVAC systems (separate units for upstairs & downstairs)
- Roof approximately 10 years old
- Drainage improvements around property



ADDITIONAL HIGHLIGHTS

- One of the premier backyards in the neighborhood
- Turn-key condition with extensive updates
- Perfect for everyday living and entertaining



Quality. Comfort.
Privacy. Peace of Mind.
This home has it all.



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A RARE OPPORTUNITY IN AN
EXCEPTIONAL NEIGHBORHOOD.
SCHEDULE YOUR PRIVATE SHOWING TODAY!