



PROPERTY FEATURES

20407 SAGECOMBE CT.

MECHANICALS

HVAC & Furnace: 2020 - Trane 17 SEER Dual Speed
Roof: 2015
Gutters: 2015
Water Heater: 2020 - 40Gallon
Pool variable-speed pump: 2021
Pool Heater: 2024
Water Softener: 2022
WiFi Sprinkler System: 2023

EXTERIOR - FRONT

Custom Christmas lights
Soffit lights
Downlighting
Professional landscaping
Mature trees
Brick exterior
Brick mailbox

ENTRY

Wood front door with glass window accent
Double sidelights with transom window
Wood-look tile flooring
Designer chandelier
Vaulted, tray ceiling
Crown molding
Plantation shutters
Custom built-ins
Arched entryways
Coat closet

— OFFICE

- Double glass door entry
- Wood-look tile
- Crown molding
- Built-in bookshelves
- Wainscoting
- Plantation shutters
- Large windows

— DINING ROOM

- Wood-look tile
- Crown molding
- Plantation shutters
- Large windows
- Designer chandelier
- Wall molding and chair railing accents
- Double door entry to kitchen

— LIVING ROOM

- Decorative fireplace mantel
- Gas fireplace with logs
- Surround sound speakers
- Ceiling fan
- Large windows overlooking backyard
- Plantation shutters
- Wood-look tile
- Recessed entertainment nook
- Crown molding
- Arched entryways

KITCHEN

- Designer hardware
- Delta Touch faucet
- Granite countertops
- Raised bar for additional seating
- Tile backsplash
- Quartz composite sink
- 5-burner gas cooktop
- Soft-close cabinet doors
- Under cabinet lighting
- Reverse Osmosis system
- Stainless steel appliances
- Refrigerator included
- Recessed lighting
- Ceiling fan
- Window with plantation shutters at sink
- Eat-in kitchen area
- Designer chandelier
- Large windows over looking backyard with plantation shutters
- Wood-look tile
- Half-lite door leading to backyard with dog door

LAUNDRY ROOM

- Tile flooring
- Wall cabinets
- Drying rack
- Closet
- Space for additional refrigerator or freezer
- Door leading to outside

— PRIMARY SUITE & BATH

Vaulted ceiling
Crown molding
Ceiling fan
Large windows with plantation shutters
Ensuite bath
Wood-look tile
Granite countertops
Double sinks with ample counter space
Soft close cabinets
Designer hardware
Designer lighting
Transom window
Large walk-in, glass enclosed shower with tile surround, bench, soap shelf, dual faucets, and window
Separate water closet
Custom oversized linen closet
Large walk-in closet

— BEDROOM 2

Wood-look tile
Large window with plantation shutters
Large closet
Direct access to hollywood bath

— BEDROOM 3

Ceiling fan
Large window with plantation shutters
Large closet

— BEDROOM 4

Ceiling fan
Large windows with plantation shutters
Large closet

— **SECONDARY/HOLLYWOOD BATH**

Access from Bedroom 2 and hall
Double sinks
Granite countertops
Designer mirrors
Designer lighting
Wood-look tile
Tub/shower combo with tile surround

— **GARAGE**

3-car garage
Built-in shelving
Built-in workshop
Additional overhead storage

— **OUTDOOR FEATURES**

Covered patio
Custom sun shade
Mosquito misting system
Pool with large sun shelf, wraparound bench seating, tiered wall with 3 waterfalls, and heater
French drains
Outdoor speakers
Mounted TV stays
Accent lighting
Fruit trees: Lemon, Lime, Olive, 2 Fig, Nectarine, Plum, Banana
Storage chest
Storage shed
Garden planters
Professional, mature landscaping
Fully fenced backyard