

PROPERTY HIGHLIGHTS

Perry Homes | Built 2020 | One-Story

4 Bedrooms • 3 Baths • Study • Game/Flex Room • Dining Room • 2.5-Car Garage

OVERVIEW

This beautifully upgraded one-story Perry Home offers a functional, light-filled floor plan and a resort-style backyard that truly sets it apart from new construction and other resales. Designed for both everyday living and entertaining, the backyard features a pool and spa, oversized covered pavilion, full outdoor kitchen, stone privacy wall with gas fireplace, putting green, and extensive upgraded landscaping and hardscape.

OVER \$265,000 IN AFTER MARKET UPGRADES... not including the builder upgrades!

INTERIOR HIGHLIGHTS

- Kitchen features an upgraded Monogram 5-burner gas cooktop, designer pendant lighting, black single-basin sink and faucet, and Restoration Hardware cabinet and drawer hardware.
- Living room features a wall of windows for abundant natural light and a gas-log fireplace as the focal point.
- Wood-look tile extends throughout the main living areas, with carpet only in the bedrooms and game/flex room.
- Dedicated dining room is centrally located and filled with natural light.
- Versatile game/flex room can serve as a game room, second office, media room, playroom, or additional living space.
- Private study is located near the front of the home and offers excellent natural light and plantation shutters for privacy.
- Primary suite overlooks the resort-style backyard and includes a soaking tub, frameless walk-in shower with built-in bench, and oversized Texas-sized closet.
- Utility/mud area is conveniently located at the garage entry and offers space for a secondary refrigerator, additional outlets, and hot/cold plumbing for a future utility sink.

OUTDOOR LIVING & POOL

- Expansive covered entertainer's pavilion with wood beams and custom stone privacy wall featuring a gas fireplace, mantel, mounted TV, accent lighting, and Big Ass Fan. Approximate value (\$60,000+)
- Oversized chef-inspired outdoor kitchen with sink, mini refrigerator, and 4-burner gas grill.
- Luxury pool and raised spillover spa surrounded by travertine decking.
- Pool includes an oversized tanning ledge, approximately 5.5-foot maximum depth, raised stacked-stone accent wall with multiple cascading water features, and natural-gas fire bowls.
- Built-in volleyball setup is integrated into the pool steps and currently capped; buyer to purchase volleyball net/equipment.
- Putting green incorporated into the landscaping.
- Extensive upgraded landscaping and hardscape with stone pavers, black star stone/gravel, mature privacy trees, and stone-framed front flower beds. (Approximate value - \$40,000+)

ADDITIONAL FEATURES

- 2.5-car garage with epoxy flooring, built-in storage, and finished gray walls. Approximate value - \$5,000+
- Whole-house gutters, including the rear patio extension, tied into underground drainage.
- Soffit outlets installed at the front and rear of the home for holiday lighting and/or cameras.

INCLUSIONS / EXCLUSIONS / NEGOTIABLE

- Non-realty inclusions: patio TV, and outdoor speakers/cameras
- Exclusions: office light fixture, outdoor umbrella, living-room TV & sound bar, and game room TV's & sound bars (seller may consider selling separately).
- Negotiable: kitchen fridge, utility fridge, washer & dryer

This list is intended as an overview of select features and upgrades and may not include every improvement to the property.

Seller will consider selling majority of the furniture within the home. Ask the listing for details!

Please Note: This information has been provided by the homeowner. Kelsey Casey Properties, its agents, and affiliates make no representation or warranty as to its accuracy. All information to be independently verified by buyer.