

86 QUIET WAY LANE

EXCEPTIONAL FEATURES & IMPROVEMENTS

EXTENSIVELY UPDATED | BEAUTIFULLY MAINTAINED | MOVE-IN READY

Beautifully appointed home combining sophisticated finishes, custom details and exceptional everyday functionality. Lives primarily as a one-story with only a media/game room upstairs.

WHOLE-HOME ENHANCEMENTS

- Entire interior freshly painted
- All hard-surface flooring replaced throughout
- All carpeting replaced with premium, high-grade carpet
- Motorized blinds throughout the home
- Custom draperies and window treatments
- Designer lighting throughout
- Updated light switches, dimmers and controls
- Custom hardware throughout
- Televisions mounted in multiple rooms

LIVING & DINING

- Floor-to-ceiling custom millwork *FIREPLACE* wall with geometric panel detailing
- Designer wallcovering on the dining-room accent wall
- Custom living-room draperies

STUDY

- Custom window coverings
- Flexible space for a private home office or library
- Views of backyard

REDESIGNED KITCHEN

- Quartz countertops with a matte finish
- Replaced designer backsplash
- Under-cabinet lighting
- Monogram six-burner gas range
- Monogram vent hood with built-in warming lamp
- Double ovens and built-in microwave
- Built-in refrigerator with water dispenser
- Built-in ice maker
- KitchenAid dishwasher, approximately one year old
- Deep pot-and-pan drawers
- Abundant cabinetry and storage
- Contrasting navy-blue center island with generous workspace and seating for four

THOUGHTFUL DESIGN DETAILS

- Cohesive designer finishes and lighting carried throughout
- Extensive custom storage designed for everyday functionality

PRIMARY SUITE

- Primary bathroom completely renovated and thoughtfully redesigned
- Custom cabinetry and countertops
- Designer tile, paint and finishes
- Large zero-threshold walk-in shower
- Bidet-style commode
- Illuminated mirrors
- Custom-designed primary closet with extensive enclosed cabinetry and organized storage

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THOUGHTFULLY UPDATED | BEAUTIFULLY MAINTAINED | MOVE-IN READY | LIVING SPACES & AMENITIES

Flexible living spaces, resort-style outdoor amenities and abundant storage enhance every aspect of the home.

SECONDARY BATH & BEDROOMS

- Secondary bathroom completely updated
- Custom cabinetry and designer tile
- Walk-in shower with built-in bench
- Spacious closets in secondary bedrooms
- Premium carpeting and motorized blinds

TWO HALF BATHS

- Both half bathrooms completely updated
- Custom cabinetry and designer tile

UPSTAIRS FLEX SPACE

- Large upstairs game room, media room, or private office
- Custom glass double doors added by current owners
- Second floor half bath

WINE AND BEVERAGE CENTER

- Custom designed beverage center with built-in cabinetry, honed black granite countertop, beverage refrigerator, and built-in wine storage, added by current owners

ATTIC STORAGE & EXPANSION

- Extensive walk-in and attic storage
- Significant second-floor and attic space offering future expansion potential

OUTDOOR LIVING

- Covered outdoor living area, freshly repainted
- Stone gas fireplace with mantel
- Mounted outdoor television (included)
- Outdoor kitchen with built-in grill, side burners, refrigerator, sink and storage, and open bar counter
- Swimming pool and hot tub/spa
- Lot 10,800 sq ft recently professionally landscaped

GARAGE & SPECIALTY STORAGE

- Epoxy-coated garage floor
- Custom built-in garage cabinetry
- *Climate-controlled* golf and equipment closet with extensive custom storage
- Additional attic storage above the garage
- Recently replaced garage door
- Tesla EV charger

SYSTEMS & EXTERIOR CARE

- Generac whole-home generator
- Two separate HVAC systems, professionally serviced
- Tile roof cleaned and sealed to preserve and extend its useful life
- Exterior and outdoor living areas freshly repainted