

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
- Hard-surface flooring replaced throughout
- 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
- Dining room accent wall with designer wallpaper
- Custom living room draperies

STUDY

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

REDESIGNED KITCHEN

- Quartz countertops with a matte finish
- Backsplash replaced with designer tile
- Under-cabinet lighting
- Monogram six-burner gas range
- Monogram vent hood with built-in warming lamp
- Double ovens
- 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 the home
- Extensive custom storage designed for everyday functionality

PRIMARY SUITE

- Primary bathroom 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

86 QUIET WAY LANE

EXCEPTIONAL FEATURES & IMPROVEMENTS

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

Flexible living spaces, resort-style outdoor amenities and ect 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
- 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

ADDITIONAL INFORMATION

- Tankless water heater
- Wired for sound but has not been used by current owners and they have no information

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
- Recently professionally landscaped 10,800 sq ft lot

GARAGE & SPECIALTY STORAGE

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

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 painted

POOL / SPA

- Pool is heater and has sundeck
- Hot Tub
- Heated
- Gunitite