

# Upgrades & Features

## NOTABLE UPDATES:

- New roof (2024)
- All new windows except for bath & living room (2025 – Gulf Coast Windows)
- Updated the kitchen with stainless appliances, and granite countertops (2007)
- Remodeled the primary bathroom with furniture piece vanities, granite countertops, a huge soaker tub, and a seamless glass shower (2012)
- Remodeled guest bathroom (2015)
- 6 ton AC (2022)
- 4 ton AC (2020) – For primary bedroom and sunroom
- Hot water heater (2023)
- Repainted the living and dining room
- Added sunroom and stamped concrete patio

## FEATURES:

- Beautiful custom home by Jim Morris, set on an expansive corner lot with lush, vibrant landscaping and striking curb appeal. The picturesque grounds complement the home's custom design and create a warm, inviting welcome - all just minutes from the country club and neighborhood amenities.
- The spacious 3-car garage offers room for a golf cart, along with storage cabinets to keep tools and supplies organized.
- Elegant finishes throughout the home include engineered wood floors, designer carpeting, crown molding, and plantation shutters, creating a warm, refined feel in every room. Generous built-ins add character while providing ample storage for everyday essentials.
- The dining room features huge picture windows that frame views of the front yard and fill the space with natural light.
- The spacious living room features a decorative fireplace flanked by built-in shelving and storage, with views of the sunroom and backyard.
- The inviting chef's kitchen features a thoughtfully designed layout with beautiful cabinetry, stainless steel appliances, and generous counter space for meal preparation. A huge breakfast bar provides plenty of room for casual dining and conversation.
- The sunlit breakfast room offers generous space for dining, creating a bright, inviting spot for morning coffee or everyday meals. A convenient office nook provides a dedicated place to catch up on emails, organize household paperwork, or plan the day.
- The private owner's retreat features plush designer carpeting and beautiful views of the lush gardens, creating a peaceful place to relax. The spacious layout offers room for a cozy sitting area, while private access to the sunroom extends the retreat's inviting feel.

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*Sarah Conway Properties Team*



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- The owner's ensuite bath is a showstopper, remodeled in 2012, featuring luxurious furniture-style vanities topped with exotic granite, gorgeous ornate mirrors, a relaxing soaking tub, and a seamless glass shower.
- Bedroom #2 enjoys front yard views.
- Beautifully updated shared bath for secondary bedrooms. (Remodeled in 2015)
- Bedroom #3 features a double glass French door entry and access to the secondary bath, offering flexibility as a guest bedroom or study.
- The laundry room offers convenient storage cabinets, counters for folding, and hanging space for clothes.
- Half bath discreetly tucked away with a statement wallpaper.
- Extend entertaining year-round in the inviting sunroom, where views of the patio and picturesque backyard create a beautiful setting for hosting guests or enjoying a quiet morning coffee.
- Gorgeous, vibrant backyard with a charming pathway leading to a stamped concrete patio, offering additional space for outdoor living and entertaining.
- Engineered foundation with drilled builder piers

**\*\*\*Sports Club Membership available\*\*\***

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