



# Property Features & Upgrades

## Property Overview

- 3 Bedrooms | 2 Bathrooms
- 2,203 Sq Ft | Single-story layout (no interior steps)
- Includes a dedicated office and bonus flex space
- Built in 2013 – Taylor Morrison quality construction
- Located in Bluffs at Crystal Falls
- 0.157-acre landscaped lot
- Tucked away on a quiet, low-traffic street just off the main roads.
- Brand-new roof (2025) for added peace of mind

## Living Spaces

- Open-concept floor plan with seamless flow between living, dining, and kitchen
- Multiple living areas for flexibility and entertaining
- High ceilings with abundant natural light
- Hardwood floors throughout
- Pre-wired 5-speaker surround sound in living room
- Dedicated office at the front of the home
- Bonus room for additional living, media, or play space

## Kitchen & Dining

- Granite countertops with ample prep space
- Center island ideal for casual dining or hosting
- Real wood cabinetry
- Open to main living area for easy interaction
- Stainless steel appliances with built-in range, microwave & dishwasher
- Gas stove for enhanced cooking performance
- Formal dining space for gatherings
- Additional dining area integrated into open layout

## Primary Suite

- Private primary retreat offering peace and separation
- Spacious, well-designed layout with room to unwind
- Generous walk-in closet
- Spa-inspired ensuite with dual vanities
- Relaxing soaking tub and separate walk-in shower

## Secondary Bedrooms & Flex Spaces

- Separate bedroom wing for added privacy
- Flex space between bedrooms—ideal for office, media, or playroom

## Outdoor Living

- Covered rear patio perfect for relaxing or entertaining
- Gas plumbed for future outdoor kitchen or grill
- Private backyard with wood fencing
- Wired for outdoor speakers
- Full sprinkler system with landscaped yard

## Parking & Garage

- 2-car attached garage with driveway parking
- Safe racks in the garage for extra storage

## Community Features

- Located in sought-after Crystal Falls community
- Access to pools, parks, trails, playgrounds, and tennis courts
- Minutes from the Crystal Falls Golf Club

