



# Property Features & Upgrades

Exceptional Custom Build by Andrews Signature Homes

## Property Overview

- 5 Bedrooms, 4 Full Bathrooms + Private Home Office
- Expansive living with 3,754 sq. ft. of beautifully crafted space
- Bonus: 782 sq. ft. upstairs mother-in-law suite with private bath perfect for guests or multigenerational living

## Thoughtfully Designed Open-Concept Layout

- High-end finishes and timeless design elements throughout
- Main level guest room with private bath and closet
- Recessed lighting throughout
- All closets feature door-activated lighting for added convenience and luxury

## Front Exterior Highlights

- Grand covered front porch, perfect for relaxing and enjoying the serene neighborhood
- Charming stone pathway leading to the entrance, enhancing curb appeal
- Beautifully landscaped with meticulous design to create a warm, inviting first impression

## Interior Features

- Stunning 12-foot entry and elegant home office exuding a sense of openness and luxury
- Durable, stylish engineered hardwood flooring throughout
- Custom designer lighting and ceiling fan fixtures
- Blinds and window shades convey for added convenience and style
- Elegant home office/study with glass-pane French doors
- Stone gas fireplace with handcrafted wood mantle.
- Gorgeous ceiling beams in the main living area, elevating architectural details with a sophisticated yet warm ambiance
- Oversized Craftsman-style baseboards for a clean, refined finish

## Gourmet kitchen

- Elegant granite countertops with expansive prep space and large center island—ideal for entertaining
- Top-of-the-line KitchenAid stainless steel appliances, including refrigerator (conveys)
- Deep stainless steel farmhouse-style sink with designer faucet
- Striking white farmhouse-style vent hood adds character and charm to the cooking space
- Custom cabinetry with pull-out shelves for ultimate organization
- White subway tile backsplash & laundry area
- Seamlessly connected offset dining area, perfect for casual meals or lively family gatherings
- Large walk-in pantry for extra storage
- Pot filler over gas range
- Under-cabinet lighting for added warmth and ambiance

## Primary Suite Retreat

- Luxurious spa-like en-suite featuring a deep soaking tub and separate glass-enclosed walk-in shower
- Dual vanities with lighted & anti-fog mirrors
- Staggered large-format tile flooring and shower surround
- Expansive walk-in closet with custom-built closet system and wardrobe organizers
- Elegant tray ceiling with custom fan for a touch of sophistication

## Primary Suite Bathroom Finishes

- Elegant staggered large-format rectangle tile flooring in every bathroom for a modern, clean look
- High-end fixtures and finishes throughout
- Thoughtful layouts with plenty of storage and natural light

### \*Additional Information

- Homeowner has the original blueprints for future remodeling or repairs
- KitchenAid refrigerator conveys
- Washer and dryer negotiable





## Upstairs Mother-in-Law Suite / Bonus Room

- Bonus 782 sq. ft. suite offering generous living space with privacy
- Spacious bedroom with view, that can accommodate a king-sized bed and more
- Secondary living space
- Private full bathroom with high-end fixtures and modern finishes
- Custom built-in storage closet designed for maximum organization and space efficiency

## Outdoor Living

- State-of-the-art outdoor kitchen with:
  - Natural gas grill (connected to the home's main line)
  - Built-in mini fridge
  - Generous countertop space for prep and serving
- Expansive covered back patio designed for year-round entertaining with:
  - Custom ceiling fan
  - Hardwood plank ceiling for an upscale touch
  - Stone retaining wall adding structural beauty to the landscaping
  - Full gutters and in-ground sprinkler system with rain sensor for easy upkeep

## Utility & Storage

- Oversized laundry room with deep wash sink and abundant cabinetry
- Custom-built closet systems throughout the home for optimal storage and ease of access

## Garage & Home Systems

- Three-car garage with high ceilings—perfect for storage or a small workshop (WiFi controlled)
- Energy Efficiency Insulated garage doors
- Water softener system
- Energy-efficient HVAC units (2) zoned climate control
- SimpliSafe Alarm System—WiFi controlled
- Grinder pump system for reliable wastewater management