



# Property Features & Upgrades

## Property Overview

- 3 Bedrooms | 2 Bathrooms
- 1,826 Sq Ft | Single-Story Layout
- Built in 2006
- Situated on a 0.19-acre interior lot
- New roof 2024
- Located in Lakeline Ranch community

## Living Spaces

- Open-concept floor plan designed for comfortable everyday living
- Spacious main living area with gas fireplace for a warm, inviting atmosphere
- High and coffered ceilings enhancing natural light and openness
- Recessed lighting and ceiling fans throughout
- No interior steps for easy accessibility
- Wired for alarm system for added security

## Kitchen & Dining

- Functional kitchen featuring a gas stove/range and stainless steel appliances
- Refrigerator conveys
- Breakfast bar ideal for casual dining and entertaining
- Eat-in kitchen plus multiple dining areas for flexibility
- Pantry offering additional storage
- Open flow connecting kitchen, dining, and living spaces
- Large black composite sink—stylish, scratch-resistant, and perfect for handling everyday use with ease

## Primary Suite

- Private primary bedroom on the main level featuring a vaulted ceiling for an open, airy feel
- Spacious layout with walk-in closet
- Ensuite bath featuring a garden jetted tub and separate shower
- Generous walk-in closet in the primary suite—perfect for maximizing organization and functionality

## Interior Features & Upgrades

- Ceramic tile flooring throughout for durability and easy maintenance
- Entrance foyer creating a welcoming first impression
- Laundry room conveniently located
- Washer and dryer convey
- Open floorplan with modern functionality

## Outdoor Living

- Large private backyard with two mature shade trees
- Full wood fencing for privacy
- Covered front and rear porches for outdoor relaxation
- Landscaped yard with automatic in-ground sprinkler system
- Interior lot offering a quiet neighborhood setting

## Parking & Garage

- Attached 2-car garage
- Beverage refrigerator in garage conveys
- Additional driveway and off-street parking

## Community Features

- Access to neighborhood pool and playground
- Sidewalks, curbs, and maintained streets
- Established, well-kept community

