

30 Kathleen Court Youngsville

FEATURE LIST

- **3 MAIN-FLOOR BEDROOMS**
- HUGE unfinished, **WALK-IN ATTIC** space
- Upstairs **BONUS ROOM** with built-ins, second thermostat, and door that can be closed to the main floor
- Gorgeous vaulted ceilings and windows flood the house with bright natural light
- **NO CARPET** on the main floor; tile and LVP throughout
- Privacy fenced back yard with established grass and custom landscaping
- Screened porch and patio
- No stairs to enter the house from front, garage, or screened porch
- Charming covered front porch
- Cul-de-sac street keeps traffic to a minimum
- Long, wide, flat driveway
- **COUNTY WATER/SEWER (NO SEPTIC OR WELL)**
- **NATURAL GAS**
- **COMMUNITY POOL** and clubhouse
- Stunning kitchen with pantry (wood shelving), granite countertops, tile backsplash, large island, large single bowl sink, 5-burner gas range, and trash pull-out
- Beautiful **CUSTOM MILLWORK** includes wood built-ins in hallways and bonus room, wainscoting, thick baseboards, crown molding, and chair rails
- Large **MAIN-FLOOR PRIMARY SUITE** features an oversized tile shower with niche, linen closet, double vanity, large walk-in closet with wood shelving, and tray ceiling
- Recessed lighting
- Gas logs
- Main-floor laundry room with shelving
- Back door **DROP ZONE** with hooks and cubbies