

212 Middlegreen Features & Upgrades List

Property Overview

- 4 bedrooms, 3.5 baths on Crawlspace with Concrete Raised Foundation
- Approximately 3,140+- sq ft
- Nearly half-acre cul-de-sac homesite in Sunset Oaks
- Exceptional private setting backing to wooded/open space
- Verified privacy: no one can build behind or beside the property
- Additional deeded-use of 2,000+ sft of HOA area transfers with the property for the owner's exclusive use bringing lot size to 0.4815 acres
- Greenhouse currently located on the deeded-use area; acceptable because it is not a permanent structure
- 2-Car Garage plus Additional Stone and Concrete Parking Pad providing extensive off-street parking for approximately 6 more vehicles

Interior Design & Construction Details

- Double hardwood front entry doors with glass accents
- Wood Flooring: Shaw Nottaway "Warm Sunset" in Foyer, Kitchen, Office, & Family Room
- Kitchen and Garage Ceilings Insulated for Temperature Regulation and Noise Reduction
- Two steel beams installed to create the open kitchen design with vaulted ceiling
- Added Pier Support beneath the expanded Kitchen Cabinetry, Counters, and 13'4" island
- Plantation shutters throughout most of the home, except kitchen and dining areas
- Window treatments convey
- Fresh interior and exterior paint completed in 2020
- Bedrooms, bonus room, office, and garage refreshed in 2026
- New plush pet protected 8# pad and carpet installed June 2026
- Main water shutoff located in hall closet

Chef's Kitchen

- Vaulted open kitchen design with Expansive 13' 4" Luxury Granite Island
- Added Cabinets and Chef Sink with added structural support
- 36-inch BlueStar gas range/oven with new motorized hood vent installed 2025
- Dual Bosch ultra-quiet 44 dB dishwashers, installed 2018/2019
- Reverse osmosis system with sink dispenser
- Custom 36-inch and 42-inch cabinetry

- Double-Door Pantry with Outlet and Light
- Breakfast Nook with Bay Window
- Recessed Lighting
- Solatube in kitchen and stairway for added Natural Light
- Kitchen opens to Family Room with Gas Fireplace and Blower
- Direct access from Kitchen/Dining area to Covered Rear Porch

Owner's Suite

- First-floor Owner's Suite w/ Walk-In Closet
- Vaulted/Tray Ceiling
- Bay Window
- Plantation Shutters
- Views of the Pool, Lush Landscaping, and Waterfall Feature
- Waterfall with 2 Spillways can be heard from the Owner's Suite
- Laundry Area connects to the Owner's Suite, Owner's Closet, and Main Hallway

Secondary Bedrooms, Bonus Room & Storage

- Jack-and-Jill bath with dual vanities
- Tub/shower combination with transom window
- Dedicated linen closet
- Spacious 15' x 20' ensuite bedroom with vaulted ceiling and two closets
- Broken window seal in ensuite bedroom is on order for replacement
- Bonus room overlooks the pool and backyard landscape
- Bonus room design offers potential to convert a portion of the rear area into a screened porch or balcony overlooking the pool
- Walk-in Storage

Systems & Infrastructure

- 22 kW Generac whole-home generator with 200 amp automatic transfer switch installed in 2012 serviced annually by Auer Electric
- Oversized 1-inch gas line
- Generator supports the home, pool systems, spa, secondary refrigerator, and freezer
- Generator maintained annually with automatic exercise/recycling cycle
- Commercial-grade water heater installed in 2025
- Downstairs HVAC/gas pack replaced in 2020
- Upstairs Trane HVAC system from 2012
- HVAC systems maintained semi-annually by Comfort Hounds
- Downspouts engineered to feed directly into the waterfall feature

Pool, Spa & Outdoor Living

- Salt Water Pool (2016) with Vinyl Liner
- Pool Liner replaced (2022)
- Hard-Wired Spa (2018)
- Custom Waterfalls with 2 Spillways
- 55+ tons of natural stone incorporated into the landscape and hardscape design
- Multiple Private Patios
- Pennsylvania bluestone patio
- Pennsylvania bluestone walkway leading to a private patio adjacent to the waterfall and fire pit area
- Extended custom deck
- Composite decking on front and rear covered porches
- Rear covered porch with Ceiling Fan
- 5-foot aluminum fence with 3 Locking Gates
- Additional stone parking pad
- Hawks and owls are often observed in the neighboring wooded area

Landscaping, Gardens & Natural Features

- Professionally designed landscape and hardscape
- Landscape contractor/licensed general contractor confirmed the landscape and hardscape would cost no less than \$450,000 to recreate, not including the pool
- Yard designed to bloom year-round
- Personal walking paths surrounded by perennials
- Decorative Split-Rail Fencing
- Cedar walking path to help limit insects
- Raised garden beds
- Pergola
- Greenhouse
- Butterfly garden
- Fruit-bearing plantings and edible gardens, including:
 - ◆ Blueberries
 - ◆ Pink Champagne blueberry bush
 - ◆ Blackberries and Black Raspberries
 - ◆ Mulberries
 - ◆ Strawberries
 - ◆ Peaches
 - ◆ Pomegranate
 - ◆ Bell peppers, Tomatoes, and Beans

Trees, Shrubs, Perennials & Plantings

- Japanese maples
- Blue spruces
- River birch
- Tulip trees
- Dinner Plate magnolia
- Multiple hydrangea varieties, including mophead, mountain, and panicle hydrangeas
- Gardenias throughout
- Roses
- Camellias
- Rhododendrons
- Daylilies
- Hostas
- Lavender
- Jasmine
- Native coral honeysuckle
- Coneflowers
- Chaste trees
- Butterfly bushes
- Mountain mint
- Black-eyed Susans
- Phlox
- Lamb's ear
- Dianthus
- Crepe myrtle
- Muhly grass, which turns pink in the fall
- Ferns
- Azaleas

Conveying Items

- Window treatments convey
- Plantation shutters convey
- Deep freezer conveys.
- Decorative garden moose, if not sooner sold.

Notes for Disclosure / Agent Awareness

- Note minor damaged floor board from previously leaking left dishwasher, both which have since been replaced (2018/2019)
- Door under rear deck has hinges that are scheduled to be replaced
- Additional HOA/deeded-use area transfers by deed and is for exclusive owner use
- No permanent structures may be installed on the deeded-use area
- Greenhouse is acceptable because it is not a permanent structure
- Listing Agent to accompany showings if children are present

Landscaping, Gardens & Natural Features

- Professionally designed landscape and hardscape
- Landscape contractor/licensed general contractor confirmed the landscape and hardscape would cost no less than \$450,000 to recreate, not including the pool
- Yard designed to bloom year-round
- Personal walking paths surrounded by perennials
- Cedar walking path to help limit insects
- Raised garden beds
- Decorative Split-Rail Fencing
- Pergola
- Greenhouse
- Butterfly garden
- Fruit-bearing plantings and edible gardens, including:
 - ◆ Blueberries
 - ◆ Pink Champagne blueberry bush
 - ◆ Blackberries
 - ◆ Black raspberries
 - ◆ Mulberries
 - ◆ Strawberries
 - ◆ Peaches
 - ◆ Pomegranate
 - ◆ Bell peppers, Tomatoes, and Beans

Trees, Shrubs, Perennials & Plantings

- Japanese maples
- Blue spruces
- River birch
- Tulip trees
- Dinner Plate magnolia
- Multiple hydrangea varieties, including mophead, mountain, and panicle hydrangeas
- Gardenias throughout
- Roses
- Camellias
- Rhododendrons
- Daylilies
- Hostas
- Lavender
- Jasmine
- Native coral honeysuckle
- Coneflowers
- Chaste trees
- Butterfly bushes
- Mountain mint
- Black-eyed Susans
- Phlox
- Lamb's ear
- Dianthus
- Crepe myrtle
- Muhly grass, which turns pink in the fall
- Ferns
- Azaleas