

Property Features & Upgrades

Kitchen

- Pull-out drawers in all lower kitchen cabinets
- Double electric convection wall ovens
- Soft-close cabinet doors throughout
- Built-in slide-out trash & recycling center
- Upgraded 5-burner gas cooktop with upgraded vent hood

Comfort & Efficiency

- Central vacuum system
- Tankless water heater
- Natural gas connection for outdoor grill
- 2-year-old dual-fuel heat pump HVAC systems (main & upper floors)
- Ecobee® smart thermostats for each HVAC system
- Media filter on second-floor HVAC (only one filter change per year)
- Active radon mitigation system

Outdoor Living

- Zeon Zoysia lawn
- Professionally landscaped yard
- Full irrigation system
- Backyard enclosed with 5-ft black aluminum fencing
- LeafFilter® gutter guards
- Driveway surface drain and downspouts French-drained to the rear of the property
- Underground conduit installed for future landscaping and lighting upgrades

Workshop & Garage

- Attached workshop/shed with:
 - 2×6 insulated construction
 - Heating & air conditioning
 - Stainless utility sink
 - Separate 50-amp subpanel with multiple 20-amp outlets
 - 6-ft garage door with ramp
- Epoxy-coated garage and workshop floors
- Garage storage platform

Laundry

- Pass-through laundry room with utility sink and built-in storage cabinets

Entertainment & Technology

- Bonus room with 7.2 surround sound
- Basement theater with Dolby Atmos® 7.2.4 surround sound
- Basement insulated with open-cell spray foam on finished ceilings, exterior walls, and theater walls
- Theater includes soundproof drywall installed vertically for enhanced sound isolation
- Upgraded 28-inch On-Q structured media cabinet with Cat-5/Cat-6 patch panel, built-in network switch, and cable/DirectTV connections
- Cat-6 wiring to main-floor office and theater room

Smart Home Features

- Ring® video doorbell
- Electronic locks (front door, basement door & workshop)
- MyQ® smart garage door openers (3-car garage)
- Smart lighting controls for foyer, front porch, screened porch, patio, garage, and driveway

Additional Premium Features

- Top-down/bottom-up shades in bathroom windows
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Neighborhood Amenities

- Beautiful clubhouse with lanai and fitness center
- Lifeguarded resort-style pool with lazy river and waterslide
- Neighborhood swim team
- Playground
- Tennis & pickleball courts
- Basketball court
- Middle Creek Greenway adjacent to the neighborhood with multiple paved access points