

UPGRADES, DETAILS & HIGHLIGHTS

3720 Jordan Shires Drive, New Hill, NC 27562

Kitchen & Dining

- **Upgraded chef's kitchen:** complete with double ovens, perfect for multi-dish baking.
- **Great entertaining floor plan:** seamless layout featuring a dedicated, formal dining room.

Bedrooms & Living Spaces

- **Generously sized primary suite:** a large, private retreat designed for comfort.
- **Large secondary bedrooms:** expansive guest or family rooms with abundant square footage.
- **Guest suite:** features a private, dedicated ensuite bathroom for visitor comfort.
- **Dedicated front office:** positioned at the front of the home for quiet remote work.

Home Finishes & General Interior

- **All-new 2026 flooring:** Grayton G-7 Fresco luxury vinyl plank — ultra-durable, extra-wide boards with pressed bevel edges.
- **Professional interior paint:** fully refreshed throughout with Sherwin-Williams paint.
- **Pristine living environment:** meticulously maintained as a smoke-free, pet-free, and shoe-free home.

Outdoor Oasis & Backyard

- **Resort-style heated pool:** custom architectural water spouts and an integrated LED lighting package for evening ambiance and entertaining.
- **Pool installation:** by Cool Pools.
- **Pool robot:** included for effortless, automated maintenance.
- **EZ Breeze enclosed back porch:** a three-season porch for comfortable, bug-free outdoor living.
- **Additional deck:** elegant waterfall steps leading down to the yard.
- **Outdoor TV:** pre-installed and will convey with the home.
- **Fenced backyard:** fully enclosed perimeter with mature privacy landscaping.
- **Fire pit area:** a designated outdoor gathering space.
- **Natural gas line hookup:** conveniently placed for a permanent grill connection.

Garage, Crawl Space & Utilities

- **Three-car garage:** spacious, with abundant parking and storage capacity.
- **EV charging capability:** electric vehicle charging outlet installed in the garage. Must have your own charger.
- **Sump pump:** added to the crawl space for optimal moisture control and structural health.

Service Contracts & Maintenance

- **Pest control:** annual termite and quarterly pest contract with Etheridge Pest Control.
- **HVAC / furnace:** semi-annual maintenance with Clear Comfort.
- **Dryer vent:** regular cleaning and maintenance by J&J Dryer Vent Cleaning.

Exclusions — Do Not Convey

- Main kitchen refrigerator
- Wine fridge and beverage fridge (two beverage coolers)

Available for Separate Purchase

- Personal pool loungers may be available for purchase separately and are not included in the sale of the home.