



7108 Carries Reach Way

Special Features

MAIN-LEVEL LIVING

Primary bedroom and bath on the main level
Additional main-level bedroom and full bath
Dedicated home office
Main-level laundry
Open family room and kitchen layout
Formal dining room
True ranch-style functionality with additional upstairs living space

KITCHEN & LIVING

Open kitchen overlooking the family room and screened porch
Oversized center island
Excellent indoor/outdoor connection
Motorized window shades throughout the home
Lutron Caséta smart lighting controls
LED lighting throughout
Phantom retractable screens for fresh air without sacrificing views

PRIMARY SUITE & BATHS

Main-level primary suite
Remodeled primary bath
Frameless glass shower enclosure
New shower pan and tile
Moen shower and controls
Toto toilets
Updated first-floor guest bath
Private upstairs guest bath

UPPER-LEVEL FLEX SPACE

Private guest suite with full bath
Spacious bonus room

Hidden, heated and cooled workout room

Workout room is finished and conditioned but *not included in the stated square footage*

More than 1,000 square feet of floored attic space offering exceptional expansion potential

ENERGY, TECHNOLOGY & CONVENIENCE

Owned solar panel system with battery storage

Tankless water heater with recirculation for near-instant, continuous hot water
Level 2 EV charger in garage
Whole-home surge protection
Whole-home generator
Rechargeable, remote-controlled motorized shades
Smart lighting controls throughout
Solar and WiFi enabled app controlled thermostats, Solar with battery storage

OUTDOOR LIVING & HOMESITE

Private 0.95-acre cul-de-sac lot

Fenced backyard
Screened porch
Deck
Patio
Irrigation system
Peaceful, private setting

EXTERIOR & LOW-MAINTENANCE IMPROVEMENTS

Leaf guards on all gutters with lifetime warranty
Additional gutters and downspouts
Drainage improvements and splash guards
Sealed walk-in crawl space
Two-car garage
Move-in-ready condition with significant recent investment