

# Ten Reasons to Love 7367 Fontana Ridge Lane

#1 Great curb appeal with mature landscaping and welcoming front porch—covered and perfect for greeting your guests!

#2 “Right-sized” for a comfortable, elegant lifestyle. 2580 square feet with graciously sized rooms. Three bedrooms and 2.5 bathrooms.

#3 Flexible floor plan which can adapt to your unique needs. Front room on the main floor works well as a formal dining room, office/study, music room, or an extra sitting room. Third bedroom can easily be a bonus room/playroom/exercise room.

#4 Huge cook’s kitchen with GE Profile Appliances, ample counter space (sophisticated quartz), tons of cabinet space, plus a pantry!

#5 Fabulous back patio features: \*patio surface composed of Techo-Bloc smooth concrete pavers \*stair treads of bluestone with stacked stone risers \*bluestone tops the raised, stacked stone flower bed \*gorgeous pergola with swinging chairs \*attractive privacy wall \*metal awning.

#6 Gleaming hardwood floors in the foyer, dining/office, and living room. Durable tile in the kitchen and casual dining area. Newer carpet upstairs. No shoes household!

#7 New mudroom/dropoff area as you enter from the two-car garage with handsome cabinetry and dedicated space for small fridge or deep freezer.

#8 Very convenient location just 2.5 miles to 540, plus plenty of retail and restaurants close by.

#9 Stroll to Lake Lynn! A neighborhood path provides easy access to this beautiful 53-acre lake surrounded by approximately 2.8 miles of paved walking trails, boardwalks, wooded scenery, fishing areas, picnic spots, and abundant wildlife. Whether you enjoy morning walks, evening runs, birdwatching, or simply relaxing by the water, Lake Lynn offers a peaceful retreat just steps from home.

#10 Ease of mind---HOA fees cover streetlights, landscaping, pest control/termite bond, common area maintenance, and stormwater/drainage maintenance. All roofs and gutters were replaced within the last three years by the HOA.

