



House Touches:

1. Screened Porch: Unwind in this stunning light-filled screened in porch that seamlessly blends indoor comfort with outdoor beauty. Highlights include:

- a. Natural Stone Flooring: Durable, beautiful flagstone slate underfoot,
- b. Architectural Details: Vaulted, white-paneled ceiling, central fan and lighting, and clean white wainscoting details.
- c. Panoramic Forest Views: Expansive wall-to-wall screened windows bring the lush natural setting right into your living space.
- d. Versatile Living: Ample space for multi-piece outdoor living and lounge furniture, making it an ideal spot for entertaining or peaceful relaxation.

2. Back Deck: Extend your living space outdoors with this stunning, oversized composite back deck. Designed for easy entertaining and low-maintenance upkeep, this outdoor oasis features:

- a. Premium Composite Decking: High-end, rich composite wood flooring built to withstand the elements with minimal maintenance.
- b. Polished Finishes: Modern, bright white railing and post caps add clean architectural lines.
- c. Spacious Layout: Generous square footage provides ample room for multiple seating areas, a dining setup, and a grill.

3. Master Bath (Option 2): Transform your daily routine into a resort-style experience in this gorgeous master bath retreat. Highlights include:

- a. Double Marble Vanity: Expansive marble countertop featuring dual undermount sinks and elegant polished hardware.
- b. Standalone Soaking Tub: Deep freestanding bathtub perfect for relaxing after a long day.
- c. Frameless Glass Shower: Large walk-in shower equipped with a hand-held shower fixture, built-in corner bench, and natural light from a glass-block window.
- d. Classic & Timeless Finishes: Beautiful black-and-white basketweave mosaic tile flooring complemented by bright white walls and sleek glass shelving.

5. Kitchen Upgrades: A chef's dream kitchen. Features custom solid wood cabinetry, rich granite countertops, a professional grade stainless steel gas range with a matching high-capacity range hood, and a classic tiled backsplash. Highlights include hardwood flooring, a gooseneck faucet over an expansive undermount sink, and a pass-through setup looking out to the living area.

6. Dining Room: Host memorable meals in this elegant formal dining room. Featuring dramatic vaulted ceilings, gleaming hardwood floors, and classic wainscoting and picture-frame molding, this sunlit space is anchored by a charming bay window nook and a central chandelier statement piece.

7. Irrigation: Includes a newly installed and fully inspected backflow preventer – giving future owner complete flexibility to service, reinstate, and expand sprinkler system.

8. Roof: Enjoy major peace of mind with a newer 3-year-old roof, offering years of reliable protection, worry-free living, and significant savings on future maintenance and potential home insurance premiums.
