

12212 ASHTON WOODS LANE

SPECIAL FEATURES & HIGHLIGHTS

- Full Unfinished basement (over 2000SF) that is ready for your vision. There are currently 4 rooms framed, wired, plumbing stubbed, ductwork completed
- Fenced yard with metal fencing & arched gates on either side + Trellis
- Front porch large enough for sitting, rear deck (new) and incredible patio for all your outdoor entertainment.
- Back yard Oasis –professionally landscaped private retreat with incredible water features that includes 4 levels of waterfalls, bridge, Fruit trees (pear,apple,peach, apricot & fig) & private areas for sitting/reading/nature watching
- Water fountain app controlled + outdoor lighting
- Rain barrel & garden composting bin
- Wide plank hardwood flooring
- Nest thermostats & protect smoke detectors
- HVAC systems updated 2020 & 2023
- Gerard Roof (metal roofing) lifetime warranty
- Phillips Light app for lighting, Samsung App for Appliances
- Ring security system w/ multiple cameras
- Safety handrails in bathrooms + Bidet toilet seats
- Stairlifts for all stairs (main floor lift in basement)
- Extra attic insulation & solar vent fan
- Rain guard gutter leaf shields
- Kitchen-granite countertops, tile backsplash, cherry wood cabinetry, GE appliances, Advantium microwave, double ovens, baking station & coffee bar
- Country Club of Wakefield memberships are available (optional and several packages) amenities include 18 hole golf course, club house with formal & casual dining + sport bar, 9 hole walking golf course, 2 pools (grill & bar) 8 tennis courts, 4 pickleball courts, gym, kids play areas, social events monthly (camps/activities year round)