

**Special Features
Of
7932 Wexford Waters Lane
Wexford Reserve, Lot 53**

Exterior:

Fiber Cement Siding w/Natural Brick Accents
Brick Foundation w/Sealed Crawlspace
Architectural Shingles
Accent Metal Roofing
Professional Landscaping w/Mulch Beds
Poured Concrete Driveway & Walkway
.72 Acre Home Site
Seamless Gutters & Downspouts
Covered Front Porch:
 Concrete Flooring w/Brick Surround
 Custom Stained Arched Front Door w/ ½ Glass
 Designer Hardware
 Exterior Outlet

Foyer: 11x7

1st Floor
Wide Plank Hardwood Flooring
Designer Gold Chandelier
Smooth Ceiling w/Crown Molding
Recessed Light
Coat Closet w/Custom Wood Shelving
Access to Study, Guest Suite & Stairway
Oversized Window on 2nd Floor

Guest/In-Law Suite/Bedroom 4: 15x13

1st Floor
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
White Ceiling Fan w/Light
Inset Double Window
Double Door Closet w/Custom Shelving

Private En Suite Bathroom:

Tile Flooring
Custom Oversized Vanity w/Quartz Countertop
 Custom Vanity Cabinet Doors Below
 Rectangular Sink w/Designer Faucet
Designer Vanity Light
Accent Vanity Mirror
Tile Surround Walk in Shower w/Bench Seat
 Designer Tile Floor
 Recessed Light

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Elongated Toilet

Private Study: 11.5x11

1st Floor

Double Door Entry
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
Custom Accent Trimmed Walls
Designer Chandelier w/Shades
Cable/Phone Outlet
(2) Corner Wrapped Double Windows w/Transom

Gourmet Kitchen: 15x13

1st Floor

Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
Quartz Countertops & Backsplash
Huge Furniture Style Wrap-Around Island w/Quartz Countertop
 Designer Gold Pulls
 Custom Storage Cabinets Below
 (2) Designer Pendant Lights
Custom Floor to Ceiling White Painted Cabinets w/Crown Trim
 Soft Close Drawers & Doors
 Designer Hardware
 Under Cabinet Lighting
Stainless Steel Appliance Package:
 36" Gas Cooktop
 Range Hood
 Microwave/Wall Oven Combo
 42" Sub-Zero Refrigerator w/French Door
 Dishwasher
(5) Recessed Lights
Open to Family Room & Dining Area

Scullery:

Wide Plank Hardwood Flooring
White Quartz Countertop w/Stainless Steel Single Bowl Sink w/Retractable Faucet Sprayer
Custom Painted Upper Cabinets w/Crown Trim & Designer Pulls
Custom Painted Base Cabinets w/Designer Pulls
Custom Painted Built in Shelving
Designer Hanging Light
Single Window

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Informal Dining Area:

1st Floor

Vaulted Ceiling w/Painted Accent Beams
Wide Plank Hardwood Flooring
Designer Chandelier
Large Triple Window
French Door to Screened Porch
Open to Kitchen & Family Room

Family Room: 20x19

1st Floor

Wide Plank Hardwood Flooring
Direct Vent Gas Log Fireplace w/Tile Surround
 Flanking Custom Built-in Base Cabinets w/Shelving Above
 Flanking Accent Windows
Designer Ceiling Fan w/Light
Recessed Lights
4-Panel Slider Doors to Rear Screened Porch
Open to Kitchen & Informal Dining Area

Owner's Suite: 20x16

1st Floor

Private Hallway Entry
 Wide Plank Hardwood Flooring
 Smooth Ceiling w/Cove Crown Molding
 Access to Powder Room & Scullery
Vaulted Ceiling w/Painted Accent Beams
Wide Plank Hardwood Flooring
Recessed Lights
Large Triple Window
Designer Ceiling Fan w/Light
Cable/Phone Outlet

Owner's Bathroom:

1st Floor

Double Door Entry
Designer Tile Flooring
Custom Painted Oversized Dual Vanity w/Quartz Countertop
 Rectangular Sinks w/Designer Faucets
 Vanity Cabinets w/Inset Doors & Drawers
(4) Designer Sconce Lights
(2) Accent Vanity Mirrors
Smooth Ceiling w/Crown Molding

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Freestanding Soaking Tub w/Floor Mounted Filler
Zero Entry Floor to Ceiling Tile Surround Walk-In Shower w/Dual Entry
 Frameless Glass
 (2) Bench Seats
 Rain Shower
 Retractable Wand Sprayer
 Tile Floor
 Recessed Lights
Private Water Closet w/Elongated Toilet
 Overhead Light
 Single Window
Walk in Closet w/Double Door Entry
 Wide Plank Hardwood Flooring
 Custom Built-in Sweater Boxes & Custom Shelving
 Dresser w/Built-in Drawers
 Dressing Mirror
 Recessed Lights
 Direct Access to Laundry Room
Double Window

Mudroom:

1st Floor
Smooth Ceiling
Wide Plank Hardwood Flooring
(2) Custom Built in Benches w/Cubbies
Coat Closet w/Custom Shelving w/Auto Light
Overhead Lighting
Access to Laundry Room & Garage

Laundry Room: 10x8

1st Floor
Wide Plank Hardwood Flooring
Smooth Ceiling
Quartz Countertop w/Folding Table
 Laundry Sink w/Pull Out Faucet w/Sprayer
Custom Storage Cabinets w/Designer Pulls
Access to Owner's Walk in Closet

Powder Room:

1st Floor
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
Custom Vanity w/Quartz Countertop

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Vanity Cabinets w/Designer Pulls
Designer Vanity Light
Accent Vanity Mirror
Elongated Toilet

Bedroom 2: 17x13

2nd Floor
Smooth Ceiling
Carpeted Flooring
Double Window
White Ceiling Fan w/Light
Walk in Closet w/Custom Wood Shelving
Cable Outlet

Private En Suite Bathroom:

Designer Tile Flooring
Smooth Ceiling
Single Vanity w/Quartz Countertop
 Rectangular Sink w/Designer Faucet
Designer Vanity Light
Accent Vanity Mirror
Tub/Shower Combo w/Tile Surround
 Recessed Light
Elongated Toilet

Bedroom 3: 15x15

2nd Floor
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
White Ceiling Fan w/Light
Triple Window
Walk in Closet w/Custom Wood Shelving
Cable Outlet
Private Access to Hall Bathroom

Hall Bathroom:

2nd Floor
Tile Flooring
Smooth Ceiling
Single Vanity w/Quartz Countertop
 Rectangular Sink w/Designer Faucet
Accent Vanity Mirror
Designer Vanity Light
Elongated Toilet

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Walk in Shower w/Tile Surround
Recessed Light
Glass Enclosure
Private Access to Bedroom 3

Exercise Room: 16x14

2nd Floor
Accent Flooring
Double Window
Designer Ceiling Fan
Recessed Lights
Cable Outlet

Private En Suite Bathroom:

Designer Tile Flooring
Smooth Ceiling
Single Vanity w/Quartz Countertop
Rectangular Sink w/Designer Faucet
Designer Vanity Light
Accent Vanity Mirror
Walk in Shower w/Tile Surround
Recessed Light
Glass Enclosure
Elongated Toilet
Walk in Closet w/Custom Wood Shelving

Loft/Office: 11.5x11

2nd Floor
Wide Plank Hardwood Flooring
(2) Corner Wrapped Double Windows
Recessed Lights
Smooth Ceiling w/Crown Molding
Double Door Closet
Cable Outlet

Bonus/Game Room: 20x18

2nd Floor
Double Door Step-Up Entry
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
Large Triple Window
(2) Accent Windows
Designer Ceiling Fan w/Light
Recessed Lights

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Cable Outlet

2nd Floor Hallway:

Wide Plank Hardwood Flooring
Access to Unfinished Walk in Storage:
 Floored
 Key Light

Family Room:

Basement Level
Wide Plank Hardwood Flooring
Smooth Ceiling w/Crown Molding
Ceiling Fan w/Light
Recessed Lights
(2) Transom Windows
4-Panel Slider Door to Rear Patio

Bar Area/Kitchen:

Basement Level
Wide Plank Hardwood Flooring
Quartz Countertop
Custom Stained Cabinets w/Crown Trim & Designer Pulls
 Floating Shelf
Large Center Island w/Barstool Seating
 (2) Designer Pendant Lights
Recessed Lights
Designer Tile Backsplash
Large Walk in Pantry/Laundry Room:
 Custom Shelving
 Folding Table
 Custom Built-in Shelving
 Stackable Washer/Dryer Hookup
 Overhead Light
 Access to Unfinished Storage Area

Dining/Games Area:

Basement Level
Wide Plank Hardwood Flooring
Designer Hanging Light
Large Triple Window
(2) Single Windows
French Door to Rear Patio
Cable Outlet **Home Gym:**

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Basement Level
LVP Flooring
Smooth Ceiling w/Crown Molding
Large Triple Window
Designer Ceiling Fan
Recessed Lights
Cable Outlet
Double Walk in Closet w/Custom Wood Shelving
Private Access to Guest Bathroom

Guest Bathroom:

Basement Level
Tile Flooring
Smooth Ceiling
Painted Dual Vanity w/Quartz Countertop
 Rectangular Sinks w/Designer Faucets
Accent Vanity Mirror
Designer Vanity Light
Elongated Toilet
Walk in Shower w/Checkered Tile to Ceiling Surround
 Shampoo Niche
 Transom Window
 Recessed Light
 Framed Glass Enclosure
Private Access to Home Gym

Powder Room:

Basement Level
Tile Flooring
Single Vanity w/Quartz Countertop
 Rectangular Sink w/Designer Faucet
Designer Vanity Light
Accent Vanity Mirror
Elongated Toilet

Future/Unfinished Media Room: 23x13

Basement Level
Floored

**Special Features
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Finished Storage Area: 23x18

2nd Floor

Wide Plank Hardwood Flooring

Custom Built-in Shelving

Overhead Lighting

Covered Patio:

Basement Level

Concrete Flooring

Ceiling Fan w/Light

Recessed Lights

Wooden Posts

Screened Porch: 32x19.5

1st Floor

Vaulted Stained Tongue & Groove Ceiling

Tile Flooring

Brick Surround Fireplace w/Custom Wood Beam Mantle

Accent Trim Above

(2) Sky Lights

Custom Wooden Posts

Stairs to Backyard

3 Car Garage: 26x23 & 21x14

2 Car, Side Entry

Overhead Lights

(2) Single Windows

1 Car, Side Entry

Overhead Light

Pedestrian Door

Carriage Style Garage Doors

Finished & Painted