



**Ruth Payne**  
Real Estate Services, LLC

# 261 Character Drive

## *Special Features*

### **Interior Highlights**

- Custom built home
- 6 bedrooms, 4.5 bathrooms
- Finished third floor
- 900 sq. ft. walk-in attic
- White oak hardwood floors
- 9' ceilings on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Custom trim work and crown molding
- Built-in shelving in closets and pantry
- 1<sup>st</sup> floor bedroom and full bath
- Home office with glass french doors

### **Kitchen and Dining**

- Custom hickory cabinetry
- Granite countertops
- Stainless steel appliances
- Gas range with double ovens
- Spacious breakfast area plus opportunity for counter seating
- Walk-in pantry with wood shelves
- Large formal dining room with custom wainscoting

### **Craftsmanship and Quality**

- 12" on-center framing
- Andersen premium windows
- Solid core interior doors
- Hardie plank siding
- Stone veneer on exterior
- 30-year dimensional shingles
- Vapor barrier in crawl space
- Pre-wired for central vacuum
- Pre-wired for security system

### **Efficiency and Comfort**

- 14 SEER high-efficiency HVAC
- High-efficiency gas furnace
- Tankless hot water heater
- Insulated garage doors
- Radiant barrier roof sheathing
- Energy efficient light fixtures

### **Exterior Highlights**

- Trex composite decking in screened porch and deck
- Deck built on concrete and brick pillars
- Covered front and screened porch with wood plank ceiling detail