# PROPERTY FEATURES

**306 HIBERNIA ROAD | KERR LAKE**

## MAIN HOUSE

- Nearly 2,500 sq. ft. of finished living space
- Soaring vaulted ceiling and dramatic black-framed window wall
- Oversized ceiling fans and statement lighting
- Wide-plank luxury vinyl plank flooring
- Spacious bedrooms with distinctive wood accent walls
- Walk-in closet and generous storage
- Beautifully finished bathrooms, including a clawfoot tub
- Convenient side entrance with drop zone

## GOURMET KITCHEN

- Oversized quartz island and custom cabinetry
- Farmhouse sink and custom pantry with pantry ladder
- Premium GE Café stainless steel appliances with brushed copper accents
- Three ovens and gas cooktop
- French-door refrigerator with built-in Keurig coffee brewing system

## CONSTRUCTION & COMFORT

- Rigid steel frame construction
- Spray-foam insulation
- Whole-home dehumidification system

## DETACHED BUILDING | APPROX. 1,100 SQ. FT.

- Full kitchen with granite countertops and gas range
- Full bathroom (not permitted)
- Custom bar with surround-sound speakers
- Open rec room and rustic interior finishes
- Expansive covered carport for parking or outdoor entertaining
- Rear deck overlooking open surroundings

## OUTDOOR & LOCATION

- Expansive covered front and rear porches
- Stone-accented porch columns
- Approximately 1.42-acre parcel
- No HOA
- Just over a mile from Kerr Lake
- Hibernia Recreation Area and boat ramp nearby

*Information provided for convenience and subject to independent verification.*