

Hodge &
Kittrell

Sotheby's
INTERNATIONAL REALTY

113 HILLCREST ROAD
FEATURES LIST

Presented by Todd Hancock

FEATURES

GENERAL CONSTRUCTION

- Slab-on-grade Foundation, Custom Built Home
- Radiant Floor Heat with Newer Trane Central Air Zoned Unit
- Metal Siding & Roof, by CDN Copper & Sheet Metal
- 10' Ceilings on Main, Vaulted Ceilings on 2nd Floor Rooms
- Large Windows - Custom Windows
- 36" Doors for ADA Compliance (Main Floor)

EXTERIOR

- Accent Wall Surrounding Entire Property
- Custom Stainless Side-Gate, Creating Side Yard or Dog Run
- Three Masonry Exterior Living Areas, Two Covered
- Synthetic Turf Front Yard
- Mature Landscaping
- Covered front entry
- Integrated KoiPond
- Gas Line for Grill

LIVING AREA

- Accent Wall Surrounding Entire
- Polished Concrete Flooring
- Large Entry Foyer
- Gas Wood Stove
- Imported Grasscloth Wall Covering
- Custom Bookcases in Den/Library Nook
- Custom Stairway Railing

STUDIO APT./ADU

- Open Concept with High Ceilings & Natural Light
- Walk-in Closet
- Full Kitchen
- Hardwoods Throughout
- Full Bathroom with Washer/Dryer Closet

MAIN FLOOR

- Accent Wall Surrounding Entire
- Full Bedroom with Updated En-Suite Bathroom
- En-Suite Contains Zero Entry Shower, Updated Throughout
- Powder Room Half Bath on Hallway
- Laundry Room with Ample Storage & Patio Access

KITCHEN

- Bo Taylor Woodworks Cabinets, Refaced/Reconditioned
- Newer Granite counters
- Fridge with additional full size Fridge in garage
- Ventilated Range Hood

SECOND FLOOR

- Vaulted Ceilings in All Three Bedrooms
- Hardwoods & Tile Throughout
- Primary Walk-in Closet, Ample Storage Closet in Hallway
- Completely Renovated Primary Bathroom
- Renovated Secondary Bathroom (tile, glass shower, toilet)

GARAGE

- Oversized 30x30' with Mini-Split HVAC
- Ample Windows & Natural Light
- Utility Sink & Storage
- EV Charger