PROPERTY FEATURE SHEET

4209 Heritage View Trail • Heritage Community

3,110 SQ FT	4 BEDS | 3.5 BATHS	3 FINISHED LEVELS	SOUGHT-AFTER LOCATION
Generous Living Space	Spacious Open Layout	Loft + 3rd Floor Suite	Great Value for Buyers

KEY UPGRADES & BIG-TICKET ITEMS

- **Newer Roof & Exterior Paint:** Major maintenance items complete for total peace of mind.
- **Fresh Interior Updates:** Fresh interior paint throughout and brand-new carpet.
- **New Appliances Included:** Brand-new washer and dryer, new hot water heater, and new garbage disposal.
- **Transferable Home Warranty:** Provided to buyer for extra worry-free ownership.
- **Fully Fenced Backyard:** Flat, newer fully fenced yard perfect for entertaining and pets.

MAIN LEVEL LIVING & ENTERTAINING

- **Open-Concept Flow:** Seamless layout with hardwood floors across main living areas.
- **Gourmet Kitchen:** Granite countertops, stainless steel appliances, and ample cabinet storage.
- **Family Room:** Warm gas fireplace with stone background and custom built-in shelving.
- **Formal Dining:** Dedicated dining room perfect for hosting family and holiday meals.

SECOND LEVEL FLEXIBLE LOFT

- **Versatile Space:** Ideal setting for a dedicated home office, reading nook, or upper lounge.
- **Bedrooms:** Generously sized bedrooms with spacious closet storage and bright windows.

FINISHED 3RD FLOOR BONUS SUITE

- **Expansive Media Room:** Large bonus room tailored for home theater, gaming, or play area.
- **Flexible Bonus Rooms:** 2 additional finished bonus rooms (private office, gym, or guest space).
- **Full Bath:** Complete 3rd-floor private bathroom creating a self-contained retreat.

EXCEPTIONAL OUTDOOR LIVING OASIS

- **23-Foot Covered Patio:** Expansive covered outdoor living area for year-round relaxation.
- **Built-In Grill & Pizza Oven:** Premier outdoor kitchen setup ready for summer hosting.
- **Private Putting Green:** Custom backyard putting green for golf enthusiasts.
- **Playset with Storage:** Included backyard playset featuring hidden storage space.

GARAGE & COMMUNITY AMENITIES

- **Storage Garage:** Built-in garage cabinets for organized workspace and excess storage.
- **Heritage Amenities:** 2 community pools, fishing pond, walking trails, and golf options.
- **Top-Rated Schools:** Jones Dairy Elementary, Heritage Middle, and Heritage High.

EXCLUSIVELY PRESENTED BY
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Information Deemed Reliable But Not Guaranteed