

2400 FORESTBLUFF DRIVE

FEATURES LIST

Presented by Rachel Lowe

Hodge & Kittrell

Sotheby's INTERNATIONAL REALTY

FEATURES & UPGRADES

4 BEDROOMS | 2 FULL BATHS | 1 HALF BATH | 2,553 SQ FT

FIRST FLOOR

- New HVAC (2024)
- Hardwood floors refinished and re-stained (2023)
- New hardwood on stairs (2023)
- New light fixtures throughout
- Extensive ceiling and wall trim
- Family room with gas fireplace and built-in side shelving
- Office with door to the exterior
- Den or dining room with double glass doors

SECOND FLOOR

- New HVAC (2023)
- New carpet with upgraded pad (2023)
- Extra insulation in interior walls for sound reduction
- New tub, fixtures, lighting, and fan (secondary bath)
- New vanity with dual sinks and quartz counters (secondary bath)
- Laundry room with overhead storage cabinet and linen closet

PRIMARY BATHROOM

- Freestanding soaking tub with upgraded faucet and handheld sprayer
- Large walk-in shower with overhead and side sprayers, built-in shelves, and clear glass door
- Extra-large double-sink vanity with quartz counters
- Separate water closet with door and comfort-height toilet
- Custom walk-in closet with tile floor, outlets, and recessed lighting, easily customized

THIRD FLOOR

- Full carpeted walk-up staircase
- Fully carpeted, climate-controlled, spray-foam insulated space
- Pre-plumbed for a future bathroom
- Four-person sauna
- New two-stage furnace sized to handle the second and third floors

KITCHEN

- New Bosch dishwasher (2023)
- New refrigerator (2023)
- Freestanding gas double-oven range (2020)
- Touch-free faucet
- Garbage disposal

GARAGE, SECURITY & SYSTEMS

- Extensive built-in overhead shelving, several custom-built
- Electrical plug for generator
- Pelican whole-home water filtration system
- Digital entry locks at three entry points
- Nest video doorbell
- Upgraded Ring spotlights

EXTERIOR & WHOLE HOUSE

- New roof (2019)
- Encapsulated and sealed crawl space
- Water heater (2023)
- 1/3-acre corner lot with large hardwood trees and landscaping for privacy
- Covered wraparound front porch
- Spacious back porch and landscaped yard
- Gutter guards on the whole house
- Exterior painted 5 years ago
- New exterior light fixtures and house numbers



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