



# FEATURES *and* UPGRADES

## GENERAL

- Custom-built in 2019 on slab foundation
- Located on public sewer with low county-only taxes
- 4 Bedrooms / 3.5 Baths including two master suites
- Two gas HVAC systems and two Nest thermostats
- Hardie Board exterior with cedar shake accents and exposed beam dormers
- HOA \$400/year – includes sidewalks, community pool, playground, and Boulder Park



## MAIN LEVEL

- Entire main level features textured engineered hardwood floors—durable and pet-friendly
- Open-concept kitchen, breakfast nook, and family room layout
- Second master suite (currently used as office) with Murphy bed and ensuite bath
- Mudroom with built-in bench, shoe shelves, 4 cubbies, and coat hooks
- Formal dining room (currently home gym) with wainscoting and original fixture available
- Family room with gas fireplace, shiplap accent wall, and custom mantle




## KITCHEN

- Quartz countertops with hexagon ceramic backsplash
- Massive island with bar seating, power, and USB outlets
- Farmhouse sink with soft-touch faucet and under-cabinet lighting
- Coffee bar and separate Butler's Pantry with quartz surface
- White soft-close cabinetry with two pantries (one walk-in)
- Stainless appliances, including:
  - Wolf 5-burner gas range with wok accessory
  - Exterior vented hood
  - Convection oven and refrigerator



## UPSTAIRS

- Primary suite with double tray ceiling and oversized windows with Signal Mountain view
- Ensuite bath with double granite vanities, large tiled shower with seat, and walk-in closet
- Two additional bedrooms and loft area with optional IKEA shelving (negotiable)
- Floored attic storage for added convenience



## GARAGE & SYSTEMS

- Two-car garage with workshop space and five ceiling-mounted storage racks
- Additional floored storage area above garage attic
- Smart Z-Wave light switches (non-Wi-Fi dependent)
- Lawn irrigation system with three zones
- Second water meter (not tied to sewer) for irrigation and car washing – three outdoor spigots



## BACKYARD

- **Recent \$40,000 backyard upgrade**
- Covered and insulated roof with outlets alongside new pergola
- Large, level privacy-fenced yard—the largest on the street
- Backs up to 12-acre HOA-owned wooded area (protected, no future building)
- French drain for easy drainage
- 24x32 concrete patio, playground (preferred to convey), and dual gates for access
- 3 exterior water spigots (2 rear, 1 front) tied to second meter for cost savings



558 DEER VALLEY DRIVE