

## List for home

Builder Carolina Blue Water # 1 builder in Brunswick County for 11 years straight. Home is 3,121 heated/cooled square feet, 2 X 6 Construction on raised slab 4' above grade, Crown Moulding throughout, Garage is 24' X 28' and is angled, easy parking. Professionally landscaped with mature trees/shrubs, 7 accent boulders, underground sprinkler system with timer

Kinetico Whole house water filter/softener PLUS a Reverse Osmosis system for drinking water and ice cubes from refrigerator or at kitchen sink faucet. *KINETICO SERVICE CONTRACT - 2 VISITS PER YEAR*

*→ EXTENDED WARRANTY TO 12/21/2031, SERVICE CONTRACT - PRIDGEN POWER 910-234-8652*  
A 22 KW whole house Generac Propane Generator with Automatic Transfer Switch and a whole house surge protector in electric breaker box

Hardy board and stone around whole house

2 Heat Pumps with 3 zones and 3 thermostats - *FULFORD HEATING - 2 VISITS PER YEAR*

3 bedrooms 2 1/2 baths. 2 of the bedrooms are upstairs with full bath and linen closet

Office/den on first floor

Attic has tons of storage. And includes reflective roof sheathing

Carpet in bedrooms, closets and stairs

Engineered hardwood on first floor

10 foot ceilings (coffered in great room) and 8 foot doors on first floor

Soft close cabinets and drawers throughout the house

Tons of Extra storage under the 5' X 10' Quartz island kitchen counter top

The Island seats 4 easily and is the focal point for family and friends

Extra deep drawers in Kitchen

Liquor cabinet and Bar off of kitchen

Walk-in Pantry is 6' X 7' with wooden shelving

1 electric fireplace in "Keep" (cozy sitting room for morning coffee) adjacent to kitchen

Stone fireplace in Great room with storage and shelving and one side and mantel made of cement so TV isn't placed too high.

Covered front and back porch with fans

A 16' electric power shade on back porch provides privacy and helps keep pollen and rain off furniture

Fire Pit and BBQ connected directly to in-ground propane tank

*HOUSE BACKS TO THE FIRST HOLE OF CROW CREEK GOLF COURSE - BEAUTIFUL, PACE LIKE SETTING, VIEWS OF FAIRWAY TO THE TEE BOX.*

Bonus room off of Master bedroom. Could be used for exercise/yoga/reading. Windows in that room have tinting. Tinting is also on master bedroom closet window.

Extra large master closet, 11' X 13' with professionally designed storage

Tub in Master bathroom is heated via a 1 KW heater

Large walk In shower

Extra large laundry room with professional built ins

Professional window treatments thru out house

Ceiling fans in all rooms

Inset lighting on main floor rooms

PEST CONTROL - ALLIED - SPRAYS 4 X/YEAR & THERE IS A TERMITE INSPECTION EVERY YEAR TO KEEP THE BUILDER TERMITE WARRANTY CURRENT.