

162 River Ridge Drive – Feature Highlights

Prime Golf-Front Estate | River Landing

■ Exterior & Grounds

- Circular Nature Stone driveway (2022) leading to oversized garage
- Professionally landscaped with irrigation, full outdoor lighting, and private well
- Raised patio and large covered front entrance
- Full brick construction with 2x6 exterior framing
- .91-acre golf-front lot with sweeping views

■ Interior Features

- 10'+ ceilings with oversized crown molding, tray ceilings, arches, uplighting, and under-cabinet lighting
- Three first-floor bedrooms, each with ensuite bath, large closet, and linen closet
- Primary suite with heated floors, custom closets, and additional storage
- Large four-season sunroom with fireplace
- Custom built-ins in the office, living room, and bathrooms
- KitchenAid appliances, including a full-size double oven and natural gas cooktop
- Bose surround sound system throughout the home
- Anderson windows for natural light and energy efficiency

■ Systems & Upgrades

- Two Rinai tankless water heaters
- 5-zone HVAC system
- Central vacuum system
- Culligan water filtration system
- ADT security system with single-switch holiday lighting feature
- Sealed crawl space with dehumidifier
- Service contracts in place with: Crawl Space Concepts, Canady Pest Control, Pleasant Air (HVAC), and River Landing Landscaping

This estate blends luxury, comfort, and convenience in one of River Landing's most desirable golf-front locations.