



# Features & Improvements

16555 QUAYSIDE DRIVE

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## Outdoor Living & Grounds

- Resort-style backyard designed for seamless indoor-outdoor living
- Custom pool and spa surrounded by expansive stone patios and lush landscaping
- Rare, flat yard space ideal for play, recreation, and gatherings
- Outdoor kitchen and grilling station perfect for entertaining
- Covered pergola with flagstone detailing creating a beautiful gathering space
- Outdoor shower for added convenience and luxury
- Set on a desirable 1.18-acre corner lot offering exceptional privacy, curb appeal, and usable yard space

## Recent Updates & Improvements

- Freshly painted interior and exterior within the last 6 months
- Brand new carpet installed April 2026 for a true move-in ready feel
- Stunning kitchen remodel completed October 2025

## Kitchen & Main Living

- Oversized quartz countertops with abundant cabinetry
- Seamless flow into main living areas for everyday living and entertaining
- Huge walk-in pantry providing exceptional storage and functionality

## Primary Suite

- Expansive primary suite with private sitting area
- Spa-inspired bathroom with dual vanities, soaking tub, and separate shower
- Oversized walk-in closet with exceptional organization

**BONNIE SMITH**  
GROUP

## Terrace Level & Additional Living Space

- Fully finished terrace level offering incredible versatility
- Ideal for in-law suite, home office, or playroom
- Multiple lounge and sitting areas for entertaining or relaxing
- Secondary kitchen complete with ice maker, dishwasher, and prep space
- Newly added full second laundry room
- Dedicated home gym with professional flooring (installed March 2020)
- Full bathroom with quality finishes
- Integrated surround sound system with ceiling-mounted speakers throughout

## Additional Interior Features

- Large bonus room ideal for media room, playroom, or flex space
- Spacious secondary bedrooms, each with en-suite bathrooms

## Community & Location

- Located in the exclusive gated community of Kingsley Estates
- Resort-style amenities including pool, clubhouse, and tennis courts
- Zoned for highly sought-after schools: Birmingham Falls Elementary, Northwestern Middle, and Cambridge High School
- Vibrant, social neighborhood known for its strong sense of community and active lifestyle

\*All information provided is to the best of our knowledge and deemed reliable. However, we recommend independently verifying any important details prior to making decisions.



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