



# Features & Improvements

16095 SEGWICK DRIVE

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## Thoughtful Improvements & Exceptional Features

This home has been lovingly maintained and thoughtfully enhanced, with extensive investments made to create an exceptional indoor and outdoor living experience.

### Outdoor Living at Its Finest

- Resort-style pool added in October 2021
- Trex deck with under-decking added in December 2021, creating additional covered outdoor living space
- Expanded patio for effortless entertaining and everyday enjoyment
- Custom fire pit, perfect for gathering with family and friends
- Professional landscaping and retaining wall enhancements
- Firefly Fort playground added in 2023
- Night vision landscape lighting installed in 2025, creating a beautiful evening ambiance
- Brand-new roof installed in 2025

### Beautifully Updated Interior

- Newly refinished hardwood floors throughout the main level (2026)
- Updated lighting throughout the home (2025-2026)
- New carpet in the main-level bedroom (2026)
- Playroom carpet replaced in 2020
- Refinished terrace level completed in 2020
- Durable luxury vinyl plank flooring installed in 2020

### Kitchen Enhancements

- Updated stainless steel appliances, including:
  - Dishwasher (2023)
  - Microwave (2025)
  - Stove (2026)

### Custom Storage Solutions

- Custom closet systems installed in 2022, maximizing organization and functionality in:
  - Primary suite
  - Secondary bedrooms
  - Pantry

### Additional Highlights

- Four-sided brick construction
- Quiet cul-de-sac setting
- Backs directly to Birmingham Park, offering privacy and access to miles of scenic trails
- Rare flat backyard, ideal for recreation, entertaining, and future enjoyment
- Finished terrace level with flexible living space
- Oversized primary suite featuring a spacious sitting area
- Zoned for highly sought-after Birmingham Falls Elementary, Northwestern Middle School, and Milton High School