

# Features

## Graciously Appointed

### Exterior & Property Features

- Ravine Setting: Backing directly onto the lush McCraney Creek and ravine.
- Premium Pie-Shaped Lot: measuring 147 feet on the long side and 53 feet wide across the back.
- Backyard Transformation (2023): new premium interlocking stone patio and fire pit.
- New Driveway (2025): Freshly paved private driveway.
- Roof (2022): New roof installed in December 2022.
- Windows: Updated modern black windows.
- New Front Door (2021): Modern exterior front door upgrade.
- Insulation (2022): High-efficiency insulation upgrade for improved energy performance.
- Outdoor Living: Main level walk-out to a balcony overlooking the ravine with a BBQ area.
- Link Home: attached only at the garage for a detached home feel.

### Main Floor Upgrades

- Custom Entryway Closet (2026): Newly installed custom storage solutions in the foyer.
- Flooring (2024): High-end luxury vinyl flooring and new baseboards throughout the main level.
- Family Room/Office (2023): custom built-in storage and designer barn doors.
- Interior Doors (2021): All ground floor interior doors replaced.
- Lighting: Smart pot lights installed in the living room.
- Powder Room: Updated and modernized main floor powder room.
- Chef's Kitchen: Wood cabinets, granite counters, and stainless steel appliances featuring a 6-burner gas stove and Blanco sink.
- Smart Home Tech: Brand new Google Nest thermostat and integrated camera doorbell.

### Upper Level & Bathrooms

- Primary Suite: Overlooks the ravine and includes a walk-in closet and an updated ensuite.
- Upstairs Bathrooms: Both the ensuite and the main second-floor bathroom have been updated.

### Lower Level & Living Space

- Walk-Out Basement: Fully finished with large windows and separate entrance (in-law potential).
- Flexible Living: Includes a separate office space, home gym or 4th bedroom.
- Total Living Space: 2,465 square feet of meticulously maintained interior space.