



3800 Columbia Drive Improvements & Notable Features

Interior Improvements

- Remodeled kitchen with updated cabinetry
- Updated countertops and decorative backsplash
- Functional island with bar seating
- Stainless steel appliance package
- Recessed and pendant lighting
- Undermount sink
- Recent hardwood flooring
- Recent interior paint
- Updated ceiling fans
- Built-in surround sound system
- Updated primary bath dual-sink vanity
- Updated primary bath backsplash
- Walk-in shower with newer shower pan
- Updated guest bathroom
- Fourth bedroom configured with built-ins and Corian workspace
- Enclosed Florida room offering additional living space

Exterior & Mechanical Improvements

- Roof replaced in 2022; Transferable warranty included
- Foundation repair completed; Lifetime transferable warranty included
- Water heater replaced May 2026; Includes expansion tank
- Four-sided masonry construction
- Gutters installed
- Plumbing available for water softener
- Pull-down attic storage access
- Workshop/storage area adjacent to garage
- No rear neighbors
- Backs to former Scenic Hills golf course greenbelt
- Mature trees and established landscaping

Additional Information

- Original-owner home
- All kitchen appliances convey
- Furniture negotiable