

8596 STACKSTONE | PROPERTY HIGHLIGHTS

HOME FEATURES

- **Built in 2021 by Scott Felder Homes**
- **4 Bedrooms | 3 Full Baths | Dedicated Office**
- **Single-Story Floorplan**
- **3-Car Garage with Side-Entry Third Bay (currently used as home gym)**
- **Luxury Vinyl Plank Flooring throughout main living areas, office, and primary suite**
- **8-Foot Interior Doors**
- **Walk-In Closets in All Bedrooms**
- **Zebra Shades Throughout Home**

KITCHEN & LIVING

- **Oversized Island with Breakfast Bar Seating**
- **Gas Cooktop with Vent Hood**
- **Subway Tile Backsplash & Pendant Lighting**
- **Open-Concept Kitchen, Dining & Family Room**
- **Bay Window Dining Area**
- **Upgraded Lighting, Fixtures & Hardware Throughout**

PRIMARY SUITE

- **Split-Bedroom Layout for Added Privacy**
- **Accent Wall & Built-In Reading Sconces**
- **Dual Granite Vanities**
- **Oversized Walk-In Shower with Bench**
- **Separate Soaking Tub**
- **Spacious Walk-In Closet**

OUTDOOR FEATURES

- **Oversized Covered Patio with Fan & Recessed Lighting**
- **Stone Privacy Wall & Mature Tree Views**
- **No Immediate Neighbors on Two Sides**
- **Low-Maintenance Yard**
- **Sprinkler System & Gutters**
- **Detached Storage Shed**
- **Raised Garden Beds**
- **App-Controlled Exterior Accent Lighting**

SMART HOME & CONVEYANCES

- **Nest Thermostat**
- **Ring Doorbell**
- **Three Exterior Security Cameras**
- **Detached Storage Shed**
- **Remaining Scott Felder 10-Year Structural Warranty Transfers to Buyer**

BUYER INCENTIVES

VA Assumable Loan: Qualified veterans may assume the existing 3.25% VA loan with an approximate balance of \$354,000 through Lakeview Loan Servicing.

Closing Cost Assistance: Buyers may qualify for up to \$7,000 in lender-paid closing cost assistance through the seller's preferred mortgage contact. Amount varies by loan program and down payment. Cannot be combined with the VA assumable loan.

For questions, call or text (210) 438-1114.