

PROPERTY amenities

7 0 7 B L A C K B E R R Y C O U R T | H O B A R T

PROPERTY DETAILS

YEAR BUILT: 2024

ROOF: Asphalt

WINDOWS: Alliance

WINDOW TREATMENTS: Custom Blinds Included

MILLWORK/CABINETRY: Showcase Kitchens

EXTERIOR: Swim Spa with Custom Trex Deck and Cover | Aluminum 5' Fully Fence | Covered Concrete Patio | Covered Front Porch Spanning Entire Front of House | Irrigation System | NBA Regulation Goalrilla Basketball Hoop and Pole | Outdoor Playset

GARAGE: 5-Stall Tandem | Full-View Overhead Garage Door in Back | Stairs to Lower Level | Heated | Sink | Finished Walls and Floor | Triple-Hung Windows Overlooking Front | Two Transom Overlooking Side Yard | Storage Racks | Recessed Lighting

MECHANICALS: HVAC Three Zones - Gas Heat and A/C | Water Heater | Sump Pump | Martin Security System

APPLIANCES: Custom Panel Thermador Full-Size French Door Refrigerator and Freezer | Thermador Range | Custom Panel Thermador Dishwasher | Thermador Microwave | Beverage Refrigerator | Additional Freezer | Lower Level: Thermador Refrigerator | Thermador Oven | GE Washer and Dryer (Two Sets)

ACREAGE: 1.215

SQUARE FOOTAGE: Total 6,054 | Main Level 2,723 | Upper Level 1,654 | Lower Level 1,677

BEDROOMS: 7 | BATHROOM(S): 5 Full

PROPERTY FEATURES

Spacious Fully Fenced in Backyard | Bright and Inviting Interior | Thoughtfully Designed | 10' Ceiling on Main Level | 9' Ceiling on Upper Level | Ample Storage Space Throughout | Designer Light Fixtures | Several Separate Gathering Spaces for Quiet Evenings or Large Gatherings | Short Drive to Dining, Shopping and Entertainment

INCLUSIONS | EXCLUSIONS

Inclusions: Refrigerator | Range | Dishwasher | Microwave | Beverage Refrigerator | Washer and Dryer (Two Sets) | Garage Overhead Door Openers | Garage Shelves | TVs (Primary Bedroom and Lower Level Rec Room) | Basketball Hoop and Pole | Outdoor Playset

Exclusions: Personal Property | Staging Items | Some TVs | Garage Refrigerator | Chest Freezer | Workbench

PROPERTY amenities

7 0 7 B L A C K B E R R Y | H O B A R T

FOYER

- ¾ Lit French Front Doors
- Reach-In Coat Closet
- Cased Entry to Formal Dining Room
- Glass French Doors Office/Den/Sitting Room
- Designer Light Fixture
- Luxury Vinyl Hardwood Flooring

SITTING ROOM | OFFICE

- Triple-Hung Windows Overlooking Front Yard
- Glass French Doors Leading to Foyer
- Designer Light Fixtures
- Luxury Vinyl Hardwood Flooring

FORMAL DINING

- Triple-Hung Windows Overlooking Front Yard
- Wainscoting and Grasscloth
- Crown Moulding
- Designer Chandelier
- Light Sconces Flanking Area for Art
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

GREAT ROOM

- Wall of Windows Overlooking Backyard
- Angled Vaulted Ceiling with Wood Beams
- Floor to Ceiling Stone Gas Fireplace Surround with Wood Mantel
- Built-In Cabinets and Floating Shelves Flanking Fireplace with Art Light Sconces
- Metal and Wood Banister with Half-Turn Landing and Loft Sitting Room
- Designer Chandelier
- Open to Kitchen
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

KITCHEN

- Triple-Hung Windows Above Sink Overlooking Backyard
- To-Ceiling Soft-Closing Cabinets with Under Cabinet Lighting
- Accent Double-Sided Island with Seating for Six, Electric Outlets, Microwave and Designer Light Pendants
- Three Sconce Light Fixtures Above Sink Countertop

KITCHEN (CONTINUED)

- Subway Tile Backsplash, To-Ceiling Tiled Wall Above Sink
- Solid Surface Countertop
- Instant Hot Water Tap
- Thermador Custom Panel French Door Full Size Refrigerator and Freezer
- Thermador 6-Burner Gas Range with Oven, Warmer and Skillet
- Thermador Custom Panel Dishwasher
- Full Lit Glass Door Leading to Back Patio
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BUTLER'S PANTRY

- Prep Solid Surface Countertop with Cabinets Below and Above
- To-Ceiling Tiled Backsplash
- Pocket Door to Additional Pantry Shelving
- Thermador Beverage Refrigerator
- Designer Light Fixture
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

LOCKER ROOM

- Wall of Built-In Locker Cabinets with Hooks and Pull Out Drawers Below
- Double-Door Fitted Walk-In Closet
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BATHROOM

- Sink with Vanity, Solid Surface Counter, Cabinet, Mirror and Light Sconce
- Fully Tiled Walk-In Shower with Handheld Shower Head, Frameless Shower Door, Product Niche and Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BACK MUDROOM | PET ROOM

- Built-In Pet Kennels with Cabinet Storage Above
- Full Lit Glass Door Leading to Back Patio
- Designer Light Fixture
- Decorative Wallcovering
- Luxury Vinyl Hardwood Flooring

PROPERTY amenities

7 0 7 B L A C K B E R R Y | H O B A R T

PRIMARY BEDROOM

- Full Lit Glass French Doors Leading Backyard and Swim Spa
- Windows Flanking Area for Bed
- Gas Fireplace with Flanking Light Sconces
- Ceiling Fan with Light
- Recessed Lighting
- Barn Door Leading to Primary Bathroom
- Luxury Vinyl Hardwood Flooring

PRIMARY BATHROOM

- Window Overlooking Side Yard
- Double Sink Vanity with Solid Surface Countertop, Ample Cabinet Storage, Mirrors and Designer Light Sconces
- Steam Shower with Full Bench, Rain, Two Mounted and Handheld Shower Heads, Product Niches and Recessed Lighting
- Linen Tower
- Pocket Door to Water Closet
- Door to Spacious Walk-In Closets with Triple-Hung Windows Overlooking Front Yard, Designer Chandelier, Island and Pocket Door to Laundry Room
- Luxury Vinyl Tile Flooring

LAUNDRY ROOM

- Folding Counter, Laundry Basket Drawers, Hanging Rod and Upper Cabinets
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

UPPER LEVEL

- Half-Turn Staircase Leading to Family Room
- Carpet Runner on Stairs

FAMILY ROOM LOFT

- Triple-Hung Windows Overlooking Front Yard
- Double Doors to Upper Level Laundry Room
- Luxury Vinyl Hardwood Flooring

WALK-IN LAUNDRY ROOM CLOSET

- Folding Counter, Laundry Basket Drawers, Hanging Rod and Upper Cabinets
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BEDROOM TWO

- Double-Hung Windows Overlooking Backyard
- Fitted Walking-In Closet
- Ceiling Fan with Light
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

DUAL ENTRY BATHROOM THREE

- Double Sink Vanity with Solid Surface Countertop, Ample Cabinet Storage, Mirrors, Designer Light Sconces
- Pocket Door to Tub/Shower Insert, Linen Tower and Toilet
- Luxury Vinyl Tile Flooring

BEDROOM THREE

- Double-Hung Windows Overlooking Front Yard
- Fitted Walking-In Closet
- Ceiling Fan with Light
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BEDROOM FOUR

- Double-Hung Windows Overlooking Backyard
- Fitted Walking-In Closet
- Ceiling Fan with Light
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

DUAL BATHROOM FOUR

- Double Sink Vanity with Solid Surface Countertop, Ample Cabinet Storage, Mirrors, Designer Light Sconces
- Pocket Door to Tub/Shower Insert, Linen Tower and Toilet
- Luxury Vinyl Tile Flooring

BEDROOM FIVE

- Double-Hung Windows Overlooking Front Yard
- Fitted Walking-In Closet
- Ceiling Fan with Light
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

PROPERTY amenities

7 0 7 B L A C K B E R R Y | H O B A R T

LOWER LEVEL

- Half-Turn Staircase Leading to Recreational Room
- Carpet Runner on Stairs

RECREATIONAL ROOM WITH KITCHENETTE

- TV (Included)
- Kitchenette with Sink, Oven, Refrigerator, Ample Cabinets, Solid Surface Countertops, Designer Light Pendant and Exposed Decorative Shelving
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

DEN | EXERCISE ROOM

- Barn Wood Feature Wall
- Designer Light Scones
- Ceiling Fan with Light
- Recessed Lighting
- Door Leading to Storage Area (Stairs Leading to Garage)
- Luxury Vinyl Hardwood Flooring

BEDROOM SIX | PLAYROOM

- Egress Window
- Designer Light Fixture
- Walk-In Closet
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BEDROOM SEVEN

- Egress Window
- Walk-In Closet
- Ceiling Fan with Light
- Recessed Lighting
- Luxury Vinyl Hardwood Flooring

BATHROOM FOUR

- Double Sink Vanity with Solid Surface Countertop, Ample Cabinet Storage, Mirrors, Designer Light Scones
- Door to Tiled Walk-In Shower with Glass Door, Recessed Lighting, Bench, Handheld Shower Head and Exposed Shelving
- Door to Water Closet
- Luxury Vinyl Tile Flooring