

**3298 Rowcross Street**  
**Special Features and Upgrades**

*Exterior Features*

- Modern Peak Builders farmhouse with white fiber cement siding on a tree-lined street in Old Trail.
- Wide, covered front porch is a welcoming spot to enjoy a morning cup of coffee
- Stained deck at the rear features space for outdoor dining and entertaining and a privacy fence.
- Detached two-car garage features an income generating studio apartment ADU with separate address.
- Walk to shops, restaurants, and schools.

*Interior Features*

- Wide-plank white oak hardwood floors and high end finishes throughout the main level.
- Shiplap walls, neutral paint and custom trim throughout the home.
- Living room features a gas fireplace flanked by built-in bookcases.
- Gourmet kitchen features white cabinets and granite surround countertops. Large island features contrasting cabinets and natural stone countertops with seating. Stainless appliances, pendant lighting and a large pantry complete the kitchen.
- Dining area features 8' sliding doors leading to deck.
- Mudroom features built-in cubbies and bench with a sliding barn door and large coat closet.
- Half bath boasts pocket door.
- Upstairs, the vaulted primary suite features a walk-in closet, and ensuite bath with double furniture style vanity with granite countertop, and frameless glass walk-in shower with corner bench.
- Oak hardwood floors continue in second floor hallway; carpet in all bedrooms on second floor.
- Two generously sized bedrooms each feature large closets on the second floor and share a spacious full hall bathroom with tub/shower combo.
- Laundry on second floor too!
- The basement features a rec room/media room with projector.
- Fourth bedroom in the basement is great for guests or use as a home office. Third full bathroom on lower level too!
- One bedroom studio apartment above garage offers an additional 400 square feet of income generating space including a kitchen, full bathroom, laundry and open living/bedroom. Currently rented for \$1000/mo.



Information provided by homeowners is considered accurate but not guaranteed.