

**3536 Preddy Creek Road**  
**Special Features and Upgrades**

*Exterior Features*

- Custom-built home in Preddy Creek is perfectly placed on 2.4 acres of secluded land.
- Conveniently located just minutes from Route 29, yet this home feels like a private sanctuary.
- Expansive rear composite wood deck for outdoor dining and entertaining features a gate for security.
- Patio area with stone pavers accessed from lower level.
- Garden area with 6' fencing to protect from grazing deer or keep the dogs secure while still enjoying the rest of the yard.
- Two-car garage offers plenty of storage!
- New gutter guards for easy maintenance.
- Updated HVAC systems with dual zone.

*Interior Features*

- Meticulously maintained home is full of upgrades.
- Large, light filled rooms, custom window treatments, hardwood floors on the main level and second floor hallway all help this home shine.
- Well-built home features 2"x6" exterior framing and upgraded Berber style carpet throughout the basement and second floor bedrooms.
- Grand foyer welcomes you into this beautiful home.
- Formal dining room with arched doorways features space to host a large gathering.
- Great room boasts a ceiling fan and stone fireplace with gas insert.
- Gourmet kitchen boasts maple cabinets, granite countertops, stainless appliances, and functional island.
- Breakfast nook adjacent to the kitchen features a spot for casual meals.
- Upstairs, the large primary suite features a private ensuite bathroom with jacuzzi soaking tub, separate shower, and dual sink vanity. Large walk-in closet features a secondary linen/shelving area for out of season storage.
- Two large bedrooms each feature a large closet, and a bonus room that could also be a 4<sup>th</sup> bedroom all share a full bathroom with linen closet.
- The large laundry room with pedestal washer and dryer is located on the second floor for convenience.
- Walk out lower level is an entertainer's delight!
- Large rec room area features roughed in plumbing for a future wet bar and features French doors that lead to the large patio.
- A den/storage area, media/playroom and full bathroom complete the lower level.



Information is provided by homeowners and is considered accurate but not guaranteed.