

**1034 Old Trail Drive**  
**Special Features and Upgrades**

*Exterior Features*

- Located in the heart of Old Trail, this home is move-in ready!
- Composite wood rear deck is perfect for outdoor dining and relaxing.
- Watch the sun set while enjoying a night-cap from the functional front balcony that spans the width of the home, or enjoy the covered front porch on the ground floor.
- One-car garage with extra storage in the rear of the home.
- Modern exterior finish with low maintenance Hardie Plank siding and metal roof.
- Walk to schools, pool and play area, or to Old Trail Village Center for coffee or dinner.

*Interior Features*

- Modern and refined “like-new” Southern Development Builders townhome in the heart of Old Trail.
- Upgrades abound in this HERS rated, Pearl Energy Certified home.
- You’ll love the luxury vinyl flooring throughout the two lower levels.
- Main level is open for great flow and features a spacious great room.
- Gourmet kitchen features white wood cabinets, granite counters, spacious breakfast bar with seating, and high-end stainless appliances. Beautiful tile backsplash is a designer focal point.
- Enjoy a meal at the dining area.
- Main level also features a half bathroom with pedestal vanity.
- Upstairs the owner’s suite features a large walk-in closet and private bathroom with dual vanities, and frameless glass shower with 10mm glass.
- A second primary bedroom features an ensuite bathroom with tub/shower combo and walk in closet.
- Laundry room with full-sized Electrolux washer and dryer located on the upper level for convenient laundry day.
- The ground floor features a third bedroom with ensuite bathroom. This space makes a great home office or guest room.
- This well-cared for home features a whole-house dehumidifier, and has had HVAC maintained regularly



Information provided by homeowners is considered accurate but not guaranteed.