

Upgrades & Features – 4023 Sutton Shadow Ln

Gourmet Kitchen

- **Premium Appliances:** GE Monogram package including a gas cooktop, vent hood, and double ovens.
- **Recent Updates:** Miele dishwasher (replaced 2022) and GE microwave (replaced 2024).
- **Elegant Finishes:** Upgraded "Grand Piano" countertops, custom mural backsplash, and convenient pull-out cabinetry drawers. Under cabinet lights.

Water Systems

- Whole-house water softener.
- Tankless 4-stage under-sink water filtration system.

Flooring & Architectural Finishes

- **Premium Flooring:** Hardwood floors throughout the main living areas, all first-floor rooms, and the second-floor west bedroom. Updated vinyl flooring in the primary suite's walk-in closets (2020).
- **Custom Millwork:** Elegant custom molding, impressive 12-foot solid wood doors, and tray ceilings.
- **Living Area:** Upgraded stone fireplace creates a stunning focal point

Audio/Visual & Entertainment

- **Built-in Audio:** Multi-speaker surround sound systems professionally integrated into the family room, primary suite, and media room.

Outdoor & Exterior Living

- **Entry:** Upgraded double front doors with portobello square top arch lite wrought iron
- **Elevated Balcony:** Extended balcony pre-wired for a ceiling fan and equipped with recessed lighting.
- **Patio & Yard:** Hand-crafted wooden patio flooring. The backyard is fully prepped and ready for a future pool and outdoor kitchen (pre-plumbed for gas and equipped with a 200-amp electrical panel).
- **Convenience Upgrades:** Built-in holiday lighting outlets and a brand-new sprinkler controller (2026).

Garage

- Custom wood storage shelving.
- Recently serviced garage door (2026).

Major Systems & Utilities

- **Dual HVAC Units:** Secondary outdoor unit (servicing the 2nd floor) replaced in 2020 (includes a 10-year warranty). The coil was replaced in 2026 (includes a 10-year warranty).
- **Roof & Heater:** Both are approximately 13 years old.