

1513 Cunningham Parc Ln

Notable Features + Amenities



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Major Systems/Energy Efficiency:

- Roof (Approximately 9 years)
- HVAC:
 - 16 Seer Carrier HVAC (zoned separately for every floor)
 - 98% Efficient 2-stage furnace with pre-heat smart technology
 - Honeywell touch screen Wifi programmable thermostats
 - Return airs (no jumpers) in all bedrooms for better balancing
 - Humidity sensing vent fans in master bath and utility
 - Whole house media filter
 - Energy-star (80 cfm) vent fans throughout
 - Sound reduction rubber pads under A/C condensers and between floors on balconies
 - Energy-star (80cfm) vent fans throughout
- Water Heater: Navien tankless hot water heater
 - 98% efficiency
 - Pre-heat smart technology
 - (2) Stainless Steel heat exchanges for less corrosion
- Insulation: Enclosed attic system with Open Cell Foam
 - Blown-in Batt sound insulation (BIBS) in walls-including interior walls
 - Batt sound insulation in between all floors and sensitive walls (powder, utility, master suite)
- Framing: Advanced framing to allow more thermal break surface than traditional framing

Exterior Features:

- Anderson windows
- Lifetime Timberline HD architectural shingle
- Full gutter system
- Cedar garage door with exterior keypad
- Individual sprinkler system
- Mahogany exterior doors
- Custom mahogany front door
- Composite patio flooring
- Community lighting on dusk/dawn photocell
- Beautiful Glenmore Forest Park views
- Custom one-of-a-kind gated arbor, private side entry to front door

Schools:

- Valley Oaks Elementary
- Landrum Middle School
- Memorial High School

Additional Features:

- 3 Bedrooms/ 3 Full Bathrooms/1 Half-Bathrooms
- 2,991 Sq Ft (Appraisal) / 2,001 Sq Ft Lot
- Gameroom with full bathroom access
- Bonus room upstairs currently used as workout space
- 2-car garage with epoxy flooring
- Hanging system in garage for additional storage
- Custom LED recessed lighting & fans in all bedrooms
- Oversized fireplace in the family room
- Sprinkler system
- Elevator capable of being added
- Wi-fi hot spots on each floor
- 2 exterior cameras
- Interior brick wall accents
- Triple crown molding
- Wide plank wooden floors
- Custom remote control window coverings
- Full security system, including 2 keypads
- Control 4 operating system with in-ceiling speakers
- Lovely backyard view of Glenmore Forest Park
- HOA provided backyard lawn care
- Private, secure gated community access

Kitchen Features:

- Thermador/Bosch Stainless Package
- 9'6" tall cabinets with glass transoms
- Brandom custom fabricated cabinets-Kraftmade with soft close doors and drawers throughout
- Dovetail drawer boxes with anti-slam glides and European hinges
- 42" French door refrigerator
- 36" 6 Burner gas range
- Stainless chimney vent hood with custom wood cabinet
- Under cabinet lighting throughout the home
- Built-in microwave and warming drawer
- Leathered granite island with counter seating

Exclusions:

- None
- Washer/Dryer and several furniture items are negotiable

All information above should be independently verified by buyer.