

## 17915 Old Oaks Estate

### Features and Updates

#### Interior:

- Home features 2 beds and 2 full baths down.
- Large Island in Kitchen with granite counters, breakfast bar and new pendant lights.
- Abundant cabinet space in kitchen.
- Granite Counters in all Baths.
- Built in microwave and oven and a gas cooktop.
- Walkin pantry.
- Large walk-in shower in master bath with tiled shower floor.
- Large walk-in master closet.
- Accent walls in Study/Dining Room and Upstairs Bedroom.
- Crown Molding in LR, Study/Dining Room & Foyer.
- Double Sided Fireplace between living room and study.
- Hardwood floors and wood tile in living spaces.
- Ceiling Mounted speakers.
- Spacious Laundry Room that connects to master bath for convenience.

#### Exterior:

- Large Covered patio with automatic retractable awning and large patio fan.
- Access Gate in backyard for convenient access to the community lake house, water park, private beach, tennis courts, playground/splash pad and fitness center.
- \$22k in recent outdoor upgrades including:
  - Beautiful custom rock bordered flowerbeds in backyard with lush landscaping.
  - Turfed backyard for easy maintenance.
  - New grass sod in front.
  - Stone pavers and rock pathway alongside of home.
  - Retractable Awning and large fan
- All brick and stone cladding around entire exterior of home.
- Gutters all around home routed to street for proper drainage.
- Widened double wide driveway for easier parking.

#### Other:

- Sprinkler System with updated sprinkler panel.
- Garage has been plumbed out for a future water softener.
- Overhead storage racks in garage.
- Gas hookup at meter for a portable generator.
- Attic decking for storage.