

Upgrades & Features

UPGRADES & FEATURES:

- 42 Naples Lane is a beautiful custom home featuring 4 bedrooms and 3.5 baths, ideally located near the lake, and within a short golf cart ride to the country club and the driving range.
- Upon arrival, the sweeping circle driveway beautifully complements the timeless all-brick façade, while lush, vibrant landscaping creates spectacular curb appeal and a truly picture-perfect first impression!
- The oversized 2-car garage offers plenty of storage, a dedicated golf cart bay, and a convenient access path leading directly to the driveway.
- A welcoming entrance opens to an impressive interior, where soaring ceilings, rich Craftsman-style millwork, gorgeous hardwood flooring, and elegant details throughout create an immediate sense of warmth, character, and timeless beauty.
- The elegant dining room opens to the living room and features a beautiful chandelier. Designed for both intimate dinners and festive celebrations, this inviting space makes hosting family and friends effortless.
- The impressive living room features soaring ceilings that create a bright, open atmosphere, while a warm gas-log fireplace serves as the inviting focal point. Stately custom built-in shelving and cabinetry beautifully frame the fireplace, providing the perfect place to display favorite books, family photos, and treasured décor.
- The spacious kitchen offers abundant cabinetry and impressive storage throughout. New pendant lighting beautifully highlights the breakfast bar, while a center island provides additional prep space and storage. Features include double ovens, a new microwave, a new refrigerator, a convenient prep sink, a walk-in pantry, and a butler's pantry with elegant glass-front upper cabinets. (The refrigerator is negotiable)
- The light and bright breakfast room is the perfect place to enjoy your morning coffee while taking in views of the peaceful backyard. A French door opens to an extended outdoor living area, creating an easy transition for relaxing or entertaining outdoors.
- An executive study with striking features includes a coffered ceiling, rich wood trim and a wall of built-in cabinetry with a dedicated desk. Enjoy access from the kitchen/breakfast area and the owner's retreat.
- A half bath is conveniently located just off the hallway.
- The owner's suite is a relaxing retreat featuring new plush carpeting, an elegant lighted recessed ceiling, and a spacious walk-in closet.
- The owner's ensuite bath features dual vanities, a soaking tub, and a separate walk-in shower.
- Two generously sized secondary bedrooms share a well-appointed bathroom, and both feature new plush carpeting. Bedroom #2 offers a charming bay window, a spacious walk-in closet, and views of the front yard, while Bedroom #3 overlooks the peaceful backyard and features French doors opening directly to the screened patio.
- The spacious laundry room is thoughtfully designed with abundant storage, a utility sink, a storage closet, a built-in ironing board, and an office nook.
- Upstairs is the 4th bedroom complete with a walk-in closet and a full bath. (This could be a bunk room, game room, or whatever you desire)
- Extend entertaining in the screened back patio/sunroom - the perfect retreat for enjoying morning coffee, casual meals, or relaxing with friends while overlooking the peaceful backyard.
- The outdoor patio features a charming pergola and stone pavers, creating a peaceful retreat overlooking the beautifully landscaped backyard.

Sarah Conway Properties Team



Upgrades & Features

INTERIOR UPDATES SINCE PURCHASE:

- Replaced all carpeting
- Installed wood flooring in the office
- New pendant lighting, new microwave, new refrigerator, and new black handles & knobs in the kitchen (the refrigerator is negotiable)
- Replaced all CAN lighting with LED lights (38) and replaced all other lightbulbs w/ LED bulbs
- Replaced all commodes and shower heads
- New light fixture in the breakfast room
- New TV mounts above the fireplace in living room and in the home office/study
- Added ceiling storage racks in the garage
- 16" blown in insulation (added +/-")
- 3 solar attic vents
- A/C completely serviced 7/26

EXTERIOR UPDATES SINCE PURCHASE:

- Kohler generator
- Installed fence
- Installed 2 pergolas
- Professional landscaping installed included adding 3 trees in the front yard and one in the back yard
- Replaced all exterior light fixtures
- Installed gutter guards on all gutters
- Installed 12 x 16 paver area in the backyard
- Had house and driveway pressure washed
- Installed privacy curtains on the rear patio
- Installed 2 trellis's
- Repaired the front brick planter
- Tuned up the sprinkler system and had 9 new heads installed
- Installed alarm system and cameras

Sarah Conway Properties Team



Upgrades & Features

UPDATES BY PREVIOUS OWNER:

- New roof and gutters (2022)
- New exterior paint (2022)
- New interior paint on walls, ceilings, and cabinets (2023)
- Installed 2 Rehm 50 Gallon Tall 38,000 Natural Gas Tank Water Heaters (2021)
- New Control Panel for Sprinkler System (2023)
- New Main Garage Door Opener (2023)

Sarah Conway Properties Team

