

URBANUPGRADE

LOT 136, 5417 HIGHWAY 579, WATER VALLEY | FEATURES & UPGRADES

FEATURES

- 2-Storey Custom-Built Detached Home with 3 Bedrooms in Total
- Over 1,700 Square Feet of Developed Living Space
- Located in a Secure Cul-De-Sac with No Through Road
- Situated on 1.72 Acres of Forested Land
- Extensive Pot Lighting & Designer Lighting Fixtures
- Upscale Exterior Façade with Front Porch & Feature Lighting
- Staircase Adorned with Hand-Forged Wrought Iron Railings
- Painted Ceilings Throughout & High-Profile Baseboards
- Abundant Oversized Triple Pane Windows
- Radiant Floor Heating Throughout with Separate Programmable Thermostats for Each Zone
- Extensively Insulated Beyond Code Requirements
- 140-foot Water Well Producing 10 Gallons/Minute

MAIN FLOOR

- 18-Foot Vaulted Ceilings in the Living & Dining Areas with Skylights
- Tiled Flooring Designed to Look Like Wood
- Kitchen Includes Ample Custom Floor-to-Ceiling Cabinetry, Extra-Thick Quartz Countertops, Tile Backsplash, Central Island with Breakfast Bar Seating & Dual Basin Undermount Stainless Steel Sink
- Upgraded LG Stainless Steel Appliance Package with French Door Refrigerator, Double Oven Electric Range, Third-Rack Dishwasher & Microwave Hood Fan
- Living Room Includes a Real Wood Burning Fireplace
- Large Versatile Room that can be used as 3rd Bedroom, Office, Playroom, etc. with Direct Access to Outside
- Laundry Room with Side-by-Side Washer/Dryer, Quartz Folding Countertop & Upper Cabinetry
- Elegant Powder Room with Oversized Vanity & Quartz Countertop

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

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UPPER FLOOR

- 9-Foot Painted Ceilings with Vaulted Detail
- Laminate & Tile Flooring Throughout
- Primary Bedroom Features Large Windows, Private Balcony & Walk-in Closet with Built-in Shelving
- Spa-like Ensuite with Soaker Tub, Fully Tiled Shower with Glass Enclosure, Vanity with Quartz Countertop & Heated Towel Rod
- 2nd Large Bedroom with Large Windows and Closet
- Main Bathroom Features Vanity with Quartz Countertop & Soaker Tub with Tile Surround

BASEMENT

- Unfinished Basement with 9-Foot Ceilings
- Concrete Flooring with In-Floor Heating
- 4 Extra Large Windows Filling the Space with Natural Light
- Extra Insulation Beyond Code Requirements

PLUMBING, HEATING & ELECTRICAL

- Robust Septic Tank & Underground Septic Field
- Instant Hot Water System & Filtration System
- Air Exchange
- Radon System Rough-in
- 400 Amp Electrical Panel

BACKYARD

- Ledger Board in Place for Future Wraparound Deck
- Existing Chimney Offers Enough Space for Future Fireplace to be Built on the Deck

EXTERIOR

- Hardie Board, Shingles & Batten Board Exterior
- Class 4 Impact-Resistant Shingles
- Low Maintenance, Triple-Pane Windows

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