

## *Upgrades + Features at 11506 Willow Ridge Drive*

### **Upgrades**

#### ○ **House**

- New roof (2022)
- Updated basement bar to full kitchen, added new stainless steel appliances, new backsplash, new shelving, and updated cabinets. (2021)
- Updated cabinets (basement full bath)(2021)
- New paint (basement) (2021)
- New gym flooring (2022)
- New flooring (entryway, kitchen, breakfast nook and hearth room) (2021)
- New furnace (upstairs) (2021)
- Updated cabinets (main kitchen)(2021)
- New kitchen appliances (dishwasher and refrigerator) (2021)
- New stainless steel range hood (2022)
- Updated cabinets (half bath)(2021)
- Freshly painted 2nd floor Jack and Jill Bathroom (2022)
- Plumbing - new ejector pump (2021)
- HVAC- new furnace (upstairs) (2022)
- New lighting (great room, dining, and hearth room) (2022)

#### ○ **Pool Area**

- New salt cell (2021)
- Tile repair (2022)
- Painted and sealed cedar pergolas (2021)

### **Features**

- “Resort-like” outdoor area (pool, hot tub, fireplace, grill, pergolas, landscaping, sound system) – great for entertainment or private oasis
- Designer landscaping
- Fenced backyard
- Home theater and exercise room
- Crestron indoor/outdoor entertainment center
- Sprinkler system
- Multi-zone indoor temperature control (3 zones)
- All brick exterior

- Finished basement
- Eat-in kitchen
- Natural light
- Fireplaces (3 indoor, 1 outdoor)
- **Detailed Features**
  - **Structure**
    - Built in 2004 by Christopher Scott Homes
    - Upgraded PELLA Architectural Series windows
    - 3 Zones, separate heating/cooling
    - 2 gas furnaces (3 zones)
    - Tankless gas water heater
    - Water softener system
    - All brick exterior
  - **First Floor**
    - Custom wood molding and shelving throughout the home including all bathrooms
    - Decorative wood finished columns
    - 2 Fireplaces
    - 10 Ft' & 20 Ft' Ceilings
    - **Study/Office/Den**
      - Custom designed wood bookcases and paneling
      - Storage closet
      - Ceiling fan
      - Double wood framed glass doors
    - **Dining Room**
      - Decorative trim Molding
      - Luxury carpet
      - Decorative wrapped wood finished columns
      - New Lighting
      - Luxury carpeting
    - **Great Room**
      - Custom Fireplace Surround with Custom Built in bookcases
      - Crown Molding
      - Luxury Carpeting
      - New Lighting
    - **Primary Bedroom and Bathroom**
      - Two Custom Floor to Ceiling Walk-in Closet shelving
      - Oversized Tray ceiling in Master Bedroom with rope lighting
      - Glass door to backyard porch
      - Master bedroom looks out to backyard
      - Whirlpool Tub

- Oversized “locker style” shower area with 2 shower heads
- Oversized shower tiled from floor to ceiling – glass block partition
- His and hers sinks
- Granite make-up counter
  
- **Kitchen, Hearth Room and Breakfast Nook**
  - JennAir 36’ luxury stainless steel commercial range with 4 gas burners and electric griddle
  - New stainless steel range hood
  - Wood molded, built-in luxury stainless steel Frigidaire double electric oven
  - Wood molded, built-in new KitchenAid stainless steel refrigerator
  - New KitchenAid stainless steel dishwasher
  - Two stainless steel sinks
  - Half bath
  - Pantry closet with shelving
  - Fireplace
  - Granite counters and bar style seating
  - Center island
  - Pull out shelf cabinets
  - 6 window bays overlooking pool area
  - Easy access to outdoor deck
  
- **Laundry**
  - LG extra large capacity washer and dryer
  - Utility sink
  - Storage closet
  - Cabinetry
  
- **Second Floor**
  - 4 bedrooms, cat-walk, and landing (all carpeted)
  - Landing has Custom wood bookcases and floor outlet
  - 10 Ft ceiling and Crown Molding Throughout
  - 2<sup>nd</sup> & 3<sup>rd</sup> BR’s has Jack & Jill Bathrooms with Separate Wash vanities
  - Bathroom Counters all made of custom granite/quartz
  - Full bathroom
  - Walk-in Closets
  
- **Finished Basement**
  - Full Kitchen with sink, dishwasher, new stainless steel gas oven/range, refrigerator and microwave
  - 2 bedrooms with large walk-in closets
  - Full bath

- Gas fireplace with custom wood trim and mantle
  - Surround sound home theater room with custom wood molding and 92" projection screen
  - Exercise room with new flooring
  - Tile room with access to outdoor hot tub
  - Unfinished utility/storage room
- **Backyard**
    - Fenced backyard
    - Designer landscaping
    - 2 cedar pergolas
    - Custom salt water gunite pool with diving board and fountain jets (gradual depth to approx. 12 ft)
    - Automatic pool cover and blower
    - Stone retaining walls and custom pool brick decking
    - Hot tub with chromatic lighting
    - Outdoor speakers connected to home integrated Crestron system
    - Low voltage lighting
    - Custom decking
    - Built in custom all brick fireplace
    - Outdoor gas grill and fireplace connected to natural gas line
  - **Outside Front**
    - Custom concrete driveway and pathway with exterior low voltage lighting
    - 1 and 2-car garages
    - Curbside pillar lighting
  - **Included in Sale**
    - Washer/Dryer
    - Main and Basement Kitchen Appliances
    - Built-in Home Entertainment Equipment (incl. wall mounted TVs, controls)
    - Home theater equipment (incl. projector and rack)
    - Pool equipment (incl. automatic pool cleaner)
    - Pool Lounge Chairs
    - All Light Fixtures
    - All Window Treatments
    - All Custom Decorative Mirrors above Vanities