

Special Feature List

302 America St.

Exterior

- *Builder – Consort Homes –18 yrs*
- *Architectural Shingles*
- *Vinyl Siding & Enclosed Soffits/Fascia*
- *3 Car Attached Oversized Garage – 24 x 30*
- *Garage Workstation w/overhead Lights, Built-in Shelves, & Coach Lights*
- *Covered Porch w/Columns, Electrical Outlet & Light*
- *Thermal Tilt-In Windows*
- *0.27 Acre – Corner Lot*
- *Rear Patio*
- *4' Wood Fence*

Office/Study

- *Crown Molding w/Inside Corner Blocks*
- *LVP (Luxury Vinyl Flooring)*
- *LVP Floors*
- *Updated Ceiling Fan w/Lights*

Formal Dining Room

- *Crown Molding w/Inside Corner Blocks*
- *Hardwood Floors*
- *Updated Light Fixture*

Great Room

- *Crown Molding w/Inside Corner Blocks*
- *Hardwood Floors*
- *Updated Ceiling Fan w/Lights*
- *Wall of Windows w/Custom Shades*
- *Built-In Doggie Door*

Remodeled Powder Room

- *Crown Molding w/Inside Corner Blocks*
- *Vanity, Faucet, Light Fixture, Toilet, & LVP Floors*

Kitchen

- *Expanded Kitchen Layout*
- *Crown Molding w/Inside Corner Blocks*
- *Porcelain Tile Floors*
- *Granite Countertops*
- *Ceramic Tile Backsplash*
- *Center Island w/Granite Countertop & Cabinets*
- *White Custom Cabinets w/Crown Molding*
- *Stainless Steel Appliances*
- *Microwave –Samsung - 2024*
- *Dishwasher –Midea - 2024*
- *Updated Light Fixtures*
- *Breakfast Bar*
- *Main Floor Laundry Room w/Above Cabinets & Porcelain Tile Floors*

2nd Floor:

Primary Suite

- *Crown Molding w/Inside Corner Blocks*
- *Updated Ceiling Fan w/Light*
- *Walk-In Closet*
- *Carpet*
 - *Updated Bathroom*
 - *Adult Height Vanity*
 - *Elongated Toilet*
 - *Garden Tub/Shower*
 - *Faucets & Showerhead*
 - *Light Fixture*

2nd Floor:

- *3 Additional Bedrooms*
 - *All – Crown Molding w/Inside Corner Blocks*
 - *All – Walk-In Closets*
 - *All – Updated Ceiling Fans w/Lights*
 - *All – Carpet*
- *Full Bath*

Lower Level

- *Family Room w/Barn Door*
- *HVAC – Trane – 2016*
- *Air Ducts Professionally Cleaned – 2024*
- *Culligan Reverse Osmosis Water Filtration System Connected to Refrigerator*
- *4 Hopper Windows*
- *Sump Pit*
- *200 Amp Panel*
- *Built-In Shelves*
- *Brinks Security System w/Ring Doorbell and 1 Exterior Camera*

Included Items:

- *All Window Treatments except the last bedroom on the right (brown curtains) but white shears will stay.*
- *Brinks Security System w/Ring Doorbell and 1 exterior Camera but new owner will need to transfer into their name.*
- *Culligan Reverse Osmosis Water Filtration System Connected to Refrigerator, but new owner will need to transfer into their name.*
- *TV Wall Brackets*

Negotiable Items

- *Refrigerator*

Non-Negotiable Items:

- *Washer & Dryer*
- *Dartboard*
- *Shuffleboard*
- *Smoker Grill*
- *Outside Patio Furniture*
- *Front Door and Garage Door Touchpad Entry will be removed before closing and install deadbolt and doorknob on each door.*