

## **1191 Raintree Drive**

### **Special Features and Upgrades**

#### ***Exterior Features***

- Located on a cul-de-sac in the quiet, centrally located Raintree community.
- Covered front porch with room for rocking chairs and porch swings
- Grill or dine outdoors on the stamped concrete patio.
- Private, shady rear yard with creek behind features mature trees and landscaping.
- Updated siding, roof, and HVAC systems!
- Windows replaced in 2016.
- One-car garage located on the lower level.
- Outdoor shed for yard equipment.

#### ***Interior Features***

- Hardwood flooring throughout the main living spaces on main level and second floor. Custom blinds, and new paint inside and out make this home shine!
- Dining room and living room/study both feature pocket doors to help with climate and noise control.
- Great room features wood burning fireplace (flue cleaned in 2020) flanked by built-in bookshelves.
- Kitchen features updated wood cabinets, large worksurfaces, desk space, eat-in dining area, and ceramic tile flooring.
- Enjoy the light-filled sunroom with newly refinished hardwood floors (8/3/22) with access to the lower patio via Trex stairs.
- Upstairs, the spacious owner's suite features a vaulted ceiling with fan and includes a large walk-in closet with custom closet system, and renovated bathroom with beautiful ceramic tile, skylight, jetted soaking tub, separate shower, and two vanities.
- Bedroom 2 connects to owner's suite – perfect for a nursery or home office!
- Two additional large bedrooms each feature large closets and share a full, renovated bathroom with tile shower and skylight. One bedroom features pull-down attic access.
- Second floor laundry room with washer and dryer for convenience!
- Walk out basement features large rec room with built in shelving, finished/conditioned storage room and large utility/storage room with multiple closets. Basement features rough-in for bathroom.
- Bling home security cameras at exterior doors.
- Home is wired for Ting Fiber internet.

