

WHAT WE LOVE ABOUT 3 ROCK HILL COURT



- BUILT IN 2021- PFUND CONSTRUCTION
- CONSTRUCTED WITH LP SMARTSIDE SIDING (ALGAE - PROOF AND FADE RESISTANT), WOODEN SOFFITS, AND COMMERCIAL GRADE METAL SIDING.
- SECLUDED, QUIET NEIGHBORHOOD (NO ONE KNOWS WHERE WE ARE) WITH MATURE TREES (NONE TO CARE FOR IN OUR YARD)
- WATERPROOF, SCRATCH PROOF CORETEC LVP FLOORING THROUGHOUT (TRULY LOW MAINTENANCE!!)
- WALKABLE DISTANCE TO ALL OF CITY PARK'S EVENTS, LIBRARY, MCT BIKE TRAILS, VOGEL BALL PARK, AND DOWNTOWN SHOPS!
- FEB 2024 FEATURE WALL WITH BUILT-IN CABINETRY, FLOATING SHELVES, AND ELECTRIC FIREPLACE
- GOOGLE HOME APP CONTROLS: LIGHTS FOR FEATURE WALL, NEST THERMOSTAT, & FIREPLACE.
- MYQ GARAGE DOOR CAPABLE: AMAZON PACKAGE DELIVERIES TO GARAGE, CAN SEE WHEN OPEN / CLOSED AND FOR HOW LONG, AND CAN OPEN / CLOSE REMOTELY FROM APP.
- LARGE OVERSIZED PELLA CASED WINDOWS ALLOW TONS OF NATURAL LIGHT IN
- 6" BLACK GUTTERS
- TWO CAR GARAGE EXTRA DEEP, INSULATED DOOR
- STORAGE IN GARAGE AND BASEMENT UTILITY (UNDER STEPS AS WELL)
- 9' CEILINGS THROUGHOUT
- DECK AND FRONT PORCH WITH COMPOSITE DECKING (LOW MAINTENANCE) , CUSTOM STEEL, AND BRAZILIAN IPE WOOD RAILINGS
- LARGE MAIN FLOOR PRIMARY SUITE WITH TWO WALK IN CLOSETS.
- PRIMARY BATH HAS DOUBLE VANITY & TILED SHOWER
- CUSTOM BLACKOUT BLINDS IN PRIMARY
- LL BEDROOMS BOTH WALK OUT TO LARGE PATIO
- ALL BEDROOMS HAVE WALK IN CLOSETS AND CEILING FANS
- CUSTOM STEEL INTERIOR RAILING & HANDRAIL
- WASHER / DRYER INCLUDED
- ETHERNET RAN TO OFFICE
- RAISED GARDEN BED INCLUDED
- PARTIALLY FENCED
- OPEN CONCEPT LIVING. WE UTILIZED KITCHEN ISLAND AND OUTDOOR DECK TABLE FOR DINING.
- OFF STREET PARKING & STREET PARKING
- WILDLIFE!!! CLOSE TO WOODS. FOX KITS, DEER / FAWNS, BIRDWATCHING. WE ENJOYED A RELAXING, SLOW PACE OF LIFE HERE.