

# Interior Highlights

4 6 6 7 R O Y A L V I S T A T R A I L

This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale of this property.

## INTERIOR

- \*Built by Paul Johnson Construction '21
- \*Saltbox Light Fixtures (excluding Dinette fixture)
- \*Engineered HW, Tile, Luxury Vinyl Tile and Carpet Flooring
- \*10' Ceiling in Great Room
- \*3 Panel Doors Throughout
- \*Kitchen features Custom Cabinets, Oversized Island w/ Storage on both sides, Tile Backsplash, Quartz Countertops, Reverse Osmosis and Chef-grade Appliances (included)
- \*Spacious Fitted Walk-In Pantry w/ Wolf Steam Oven
- \*Soft-Close Cabinetry throughout
- \*Gas Fireplace in Great Room flanked by Cabinets (included)
- \*Roller Shades Throughout, Remote Controlled in Great Room, Dining Room and Primary
- \*Transom Windows above some Interior Doorways
- \*Tuck-A-Way Office off Kitchen and Primary
- \*Spandrel Kids Play Space Under Stairs
- \*Split Bedroom Floor Plan
- \*Custom Designed Walk-In Closets in Main Level Bedrooms
- \*Central Vac w/ Hookup in Garage
- \*Epoxy Flooring, Heated, Finished Walls, Stairs to Lower Level in Garage.

- \*Kitchen Appliances and GE Washer + Dryer Included (Appliances in Garage Not Included)
- \*TV Mounting Hardware Included (TVs are not included)
- \*At-Grade Full Size Lower Level Windows
- \*Wet Bar in Lower Level
- \*Window Blinds Included
- \*Robison Furnace, AO smith Water Heater, Robison AC, Sump Pump, AprilAire and Water Softener Included

## EXTERIOR

- \*Zoned Irrigation System and Landscape Lighting
- \*Martin Security System, RING Doorbell w/ Front and back Cameras
- \*Bay Custom Permanent Holiday Lighting

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REAL ESTATE COLLECTIVE