

Lumina Island \$739,900

7370 Foxbriar Drive, Leland, NC 28451
Creek Side at Brunswick Forest

KENT *homes*
A SMARTER WAY TO A LUXURY HOME



Summer Completion

Main Living Area

- * 2 bedroom, 3 bath, bonus room, study, messy kitchen, dining room, expanded laundry room
- * Gas fireplace with decorative mantel and slate surround, custom built-ins
- * Large bi-parting doors to screened loggia
- * LVP flooring in all main living areas and master bedroom

Kitchen

- * Large entertainment island with shiplap at knee wall, sink, and granite countertops
- * White ceramic tile backsplash
- * Painted cabinets with soft close drawers and doors, two drawer stacks, bottom mount trash can
- * Samsung cooktop, wall oven and microwave, dishwasher, GE disposal, Zephyr under cabinet hood

Master Suite

- * Extra-large walk-in closet with melamine shelving
- * Cabinets with granite countertops
- * Spa-like walk-in shower with upgraded floor tile, tile seat, shampoo soap niche, and upgraded hand-held fixtures
- * Double vanity with framed mirrors

Exterior Features

- * Elevation A1
- * Garage with convenience door and carriage lights
- * Gutters on all horizontal eaves

Smart Home Features

- * Powered by Alarm.com's award-winning solutions, monitor, protect & automate your home like never before
- * Smart front door lock
- * Ecobee smart thermostats

Energy Efficiency

- * Ecobee 3 Energy Star smart thermostat that is equipped to save you up to 23% annually on heating and cooling
- * Radiant barrier roof sheathing that can reduce the temperature of an attic up to 30°
- * Phase 2 air sealing to seal gaps, open seams, and penetrations, allowing your home to have regulated airflow, cuts the amount of energy consumed by heating and cooling
- * Exterior mounted Rinnai tankless gas water heater that heats only as much water as needed, lowering your utility bill and takes up less space
- * Energy-efficient surface LED lighting throughout which is 90% more energy efficient than incandescent bulbs
- * Energy Star dishwasher that helps you conserve energy, save on water, and cut costs

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2,693 total heated sq ft
740 garage sq ft
346 covered outdoor living sq ft
3,779 total sq ft



3 bedroom
bonus room



3 bath



For inquiries:
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Pricing subject to change at anytime and without notice.