## Lumina Island \$739,900

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





### **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

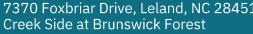
#### **Smart Home Features**

- \* 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

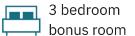
# Lumina Island \$739,900 7370 Foxbriar Drive, Leland, NC 28451







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







For inquiries: Cameron Yurick 910-902-1007 cameron@kenthomes.net

