

FEATURES FOR 3404 KINGFISHER ROAD

Sage Creek

Built: 2016

Home Design: Heron Two (with modifications/upgrades)

3 BEDROOMS/ 2 BATHROOMS

- Crown moulding throughout
- Architrave door mouldings throughout
- Ceiling Fans (bedrooms, living room, and two on outside covered deck)
- Hunter Douglas wood blinds
- Wide plank Appellation Hickory laminate flooring
- Window screens
- Central A/C

Living Room:

Open concept living room with custom wall unit.

Dining Room:

Designer mirrored wall.

5' Bump out with additional garden doors.

Kitchen:

Corian counter tops island with 12" overhang

Under counter lighting

Pot lights and rope lighting above cabinets

Soft close shaker cabinets

Whirlpool stainless appliances: refrigerator, electric stove, microwave fan, dishwasher

Laundry Room:

Whirlpool front load washer and dryer

Folding counter

Storage cupboards

Sink

Bedrooms: 3 bedrooms

Carpeted

Master with walk through closet with ample hanging space.

Bedrooms 2 & 3 carpeted with closets.

Bedroom 3 with bay window could be used as office/den.

Bathrooms: 2 bathrooms

Ensuite - 4 piece - shower with two sinks and window.

Main - 4 piece - tub, shower, one sink.

Garage:

Double garage with attached pegboard wall.

Access the house from garage through laundry room.

Man door to side of house.

Exterior:

The redesign of the roof line allowed for a 6' patio on the left side of the home. The extended roof line is supported by 8 stone clad posts adding a design element not seen in other homes in the community.

This is a covered patio with ceiling fans and view of the beautiful garden.

The patio exposed aggregate runs from the man door, extending the width of the driveway, and around the front and two sides of the home.

In the back, a private patio for outdoor dining, entertaining and a 4 person hot tub.

Gardens:

The gardens are beautifully manicured and have irrigation.

Extras:

Linen closet

Pantry

Monthly Lease Fee: \$437.00

Monthly lease fees

Full use of clubhouse and amenities

Security entrance gates

Maintenance of common areas

Snow removal from common areas