

# 4124 Carmina Drive - Tuscan Park

## • Exterior Features:

- Sprinkler System
- Covered Patio w/ ceiling fan & speakers w/ volume control
- Grilling Patio w/ ceiling fan, gas stub out & speakers w/ volume control
- Two outlets in eaves for Christmas lights w/switch in front entry
- Fully Sodded
- Three Car Swing in Garage
- Brick and Stone Façade
- 10/12 Roof Pitch
- Full House Guttering



## • Interior Features:

### • Design Features:

- Granite Counters Throughout
- Designer Lighting Throughout Home
  - LED Under Cabinet Lighting in Kitchen
  - Ceiling Fans in Living, Master Bedroom, Both Secondary Bedrooms & Both Covered Patios
- Solid Core interior doors w/ designer lever handles
- Double Glass Pocket Doors into Study
- Tray Ceiling w/ Crown Molding in Master Bed and Study
- Shaker Style Wainscot in Study/Dining Room
- Wood look tile plank flooring in entry, gallery, study, living room, kitchen, powder, mud area, utility & breakfast
- Mud Bench
- Utility Room sink, cabinetry and granite counters
- Master Bath features HUGE shower with built in seating and frameless shower door
- Freestanding Deep Soaker Tub
- Built in shoe cabinets and dresser in master closet
- 6" Crown molding in entry, gallery, study, kitchen, dining, master and breakfast
- Designer Cabinet Knobs and Pulls on all cabinetry
- Two Islands in kitchen

- Walk in Pantry
  - Stone Fireplace in living room
  - Garden Doors w/ blind inserts accessing patios off breakfast, gallery and master bedroom
  - Artisan Subway Tile Backsplash in Kitchen
  - Custom Shaker Style Kitchen Cabinetry to Ceiling
- **Other Interior Features:**
    - Two Heating and AC units
    - 92% Efficiency Heating Units *versus* builder 80% standard
    - FULL FOAM ENVELOPE INSULATION *versus* builder standard blown in insulation
    - Rinnai Tankless Water Heater versus builder standard 50 gallon hot water tank
    - USB Wall Outlets in Master Bedroom, Study and Kitchen
    - CAT-5 Wiring in Living
    - HDMI outlet and electrical plug above fireplace mantel
    - Living Room Wired for Home Theater (includes speakers)
    - Insulated Overhead Garage Doors w/ perimeter seal and 2 garage door openers
    - Stainless, GE profile appliances w/ 5 burner gas cook top
    - Delta Plumbing Fixtures
    - Low “E” Windows