Lydia Model - 12018 Bear River Rd.

Private lake view with fountain – no rear neighbors

- **Exterior**
  - Expanded, partially enclosed patio
  - Impact windows & doors
  - Whole house gutters
  - Upgraded landscaping
  - Double entry doors with ramp entry (no front step)
  - Upgraded garage coach lights

- **Flooring**
  - Neutral tile installed on diagonal throughout

- **Kitchen**
  - Granite countertops with tiled backsplash
  - 42-inch double stacked wood cabinets
    - Cabinet crown molding with upper and lower accent lighting
    - Display cabinets
    - Pullout drawers, pot & pan drawers, double trash pullout & Lazy Susan
    - Custom pantry door to match cabinetry
  - Stainless steel appliances
    - French door refrigerator
    - Double oven
  - Lowered peninsula bar with pop-up electrical outlet
  - Pendant light trio
  - Built-in soap dispenser

- **Bathrooms**
  - Granite counters with framed mirrors to ceiling, all baths
  - Shower tile to ceiling with listello, shower niches and glass door enclosures, all baths
  - Vanity drawers in lieu of vanity, Primary Bath
  - Tiled tub skirt, Primary Bath
  - Custom linen closet outside Bath 3

- **Miscellaneous**
  - Daikin AC 2023, with UV light and HEPA filter
  - Daikin One+ Smart Thermostat
  - Custom built-in wall unit with lighting in Family room
  - Custom built-in desk and bookshelves with lighting in Den
  - Motorized blinds in Primary Bedroom, Family room & Dining room
  - Custom closet systems in Primary Bedroom
  - French doors in lieu of sliding doors in Living room
  - Window casing trim in main living areas
  - Trey ceilings with crown molding in Primary Bedroom, Living room, Dining room
  - Hunter Douglas blinds
  - Upgrade lighting and fan fixtures
  - Tons of hi-hats
  - Crown molding throughout
  - 42-inch laundry cabinets

*Information deemed reliable but not guaranteed