

# Indian Model - 7228 Twin Falls Dr.

Extra long, beautifully landscaped lot with pool and summer Kitchen

## ➤ Exterior Features

- Whole house Generac generator (2018)
- Heated, freeform pool with waterfall feature and upgraded pool deck
- Summer kitchen & BBQ under custom pergola with private lake view
- Extended screen-enclosed patio
- Widened driveway and entryway pavers
- Entryway screen enclosure with ramp entry (no front step)
- Custom sidelight with matching transom window design
- Accordion storm shutters
- Whole house gutters with gutter guard on one side
- Extensive upgraded landscaping
- Aluminum rail fence with gate
- Garage includes epoxy flooring, pull-down attic access, storage unit & keypad entry

## ➤ Floors

- 18-inch neutral tile installed on a diagonal
- Neutral luxury vinyl floor in Primary Bedroom and Bedroom 2 (no carpet)

## ➤ Kitchen

- Granite counters & backsplash with beautiful quartz bar top
- Pendant lighting above extended, raised bar
- Solid wood cabinets
  - 42-inch cabinets with crown molding, light valance, cabinet lighting
  - Pantry & cabinet pullouts, drawers and trash pullout
  - Range tower cabinets with upgraded columns, bumped up and out
  - Lazy Susan corner cabinet
  - Finished kitchen cabinet end panels & kneewall on bar area
- Instahot water dispenser with filter
- Stainless steel appliances to include newer LG French door refrigerator

## ➤ Bathrooms

- Bath 2 & Half Bath
  - Banjo granite counters with framed mirror to ceiling
  - Upgraded fixtures and custom wallpaper
  - Shower in lieu of tub with tile to ceiling and glass door enclosure in Bath 2
- Primary Bath
  - Granite counters with framed mirrors to ceiling
  - Vanity drawers in lieu of seat and cabinet pullouts
  - Custom shower casing to ceiling (no grout lines) with glass door enclosure

## ➤ Miscellaneous

- Lennox AC (2016) with HEPA filter and Ultraviolet light
- Water heater (2020)
- Custom built-in desk and wall unit with lighting in Den
- Plantation shutters throughout
- Solid core doors
- Custom closet systems (all closets)
- Tons of LED hi-hats and dimmers
- Trey ceiling designs with double crown molding throughout
- Chair rail and picture frame molding detail
- Upgraded ceiling fans and lighting fixtures
- Faux iron grate transom window designs
- Newer Whirlpool washer & dryer
- Laundry utility sink and cabinet with upgraded upper cabinet storage
- Security features include 2<sup>nd</sup> alarm pad located in Laundry room

\*Information deemed reliable but not guaranteed