

4133 Carmina Drive - Tuscan Park

• Exterior Features:

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



• Interior Features:

- Design Features:
 - Granite & Carrara Marble Counters Throughout
 - Designer Lighting Throughout Home
 - LED Under Cabinet Lighting and Island Lighting in Kitchen
 - Ceiling Fans in Living, Master Bedroom, Secondary Bedrooms
 - Solid Core interior doors w/ designer lever handles
 - Glass Pocket Doors into Study/Dining Room
 - Tray Ceiling w/ Crown Molding in Master Bed and Study/Dining
 - Shaker Style Wainscot in Study/Dining Room
 - Wood flooring in entry, gallery, study, living room, kitchen, & breakfast
 - Custom Mud Bench w/ TONS of storage
 - 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, Study/Dining, Master, Breakfast & Kitchen
 - Designer Cabinet Knobs and Pulls on all cabinetry
 - Cabinet Pantry
 - Stone Fireplace in living room

- Upstairs Game Room w/ Built ins and Wired for Home Theater (speakers included)
- 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 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