

Features of 3033 Pampaneria Drive

Interior Features:

- Open floor plan
- High ceilings
- Abundance of natural light
- Wood and glass entry door
- Luxurious and easy-care vinyl plank flooring
- Ceiling fans in all bedrooms and family room – **after purchase**
- Window blinds
- Dimmer switch lighting – **after purchase**
- Plush, soft to the feet carpet in bedrooms

Kitchen Features:

- Abundance of white cabinets
- Glass tile backsplash
- Quartz counter
- (5) burner gas range
- Island
- Pull-out trash bin
- Reverse osmosis at kitchen sink
- Single hole stainless sink
- Entertaining bar between kitchen and family room
- Pantry
- Refrigerator included

Primary Bedroom and Bathroom Features:

- King sized bedroom
- (2) Large walk-in closets
- Direct access to the laundry room
- Ensuite bathroom
- Enclosed commode
- Separate, stand-up shower
- Garden tub
- Quartz counter

All information deemed to be accurate but cannot be guaranteed. All information per sellers.

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Exterior and Outdoor Features:

- Brick and Stone front elevation
- Upgraded landscaping – holly trees, brick landscape borders – **after purchase**
- Covered patio
- Covered patio expansion – **after purchase**
- Pergola – **after purchase**
- (6) person hot tub with lounge and colored lights – **after purchase**
- Sprinkler system
- French drains
- Whole house gutters – tied into drainage system – **after purchase**
- 2 car attached garage
- Arlo camera / doorbell
- (2) wireless cameras – connect into WIFI – **after purchase**

Mechanical/Structural and Energy saving features:

- Radiant barrier – tech shield
- Water heater in garage
- Recessed lighting
- Whole house water softener – **after purchase**
- A/C soft start – extends the life of the A/C – **after purchase**
- 50-amp inlet box - quickly get up and running with a portable generator – **after purchase**

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