

# ***3925 Tavares Street***

## **Premium Features & Upgrades**

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### ***Move-In Ready Highlights***

- ✓ Premium lot backing to community green space
- ✓ Extended covered outdoor living area with additional patio space
- ✓ Motorized roller shades in key living areas
- ✓ Oversized kitchen island with upgraded cabinetry
- ✓ Absolute Black granite countertops
- ✓ Whirlpool appliance package with vented canopy hood
- ✓ Custom office built-ins and storage solutions
- ✓ Elfa pantry and laundry organization systems
- ✓ Spa-inspired primary bath with frameless glass shower
- ✓ Lyra quartz countertops and upgraded designer tile
- ✓ Water softener system installed
- ✓ Security system pre-wire
- ✓ Tankless hot water heater
- ✓ Roof replaced 2023
- ✓ Rain gutters added 2023

# ***3925 Tawarez Street***

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### ***Outdoor Living and Homesite***

- Premium homesite backing to community green space
  - Covered patio
  - Extended concrete patio for additional entertaining space
  - Premium guest parking access
  - Additional ceiling fans in outdoor living areas
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### ***Smart Home and Comfort Features***

- Motorized roller shades in the primary suite, living room, and den
  - Manual roller shades at front-facing windows
  - Enhanced insulation package for energy efficiency
  - Pre-wired security system
  - Water softener system installed and connected
  - Upgraded carpet padding throughout
  - 6 programmable HUE smart bulbs installed in the living room. The control hub will stay (allows programming of all bulbs together).
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### ***Designer Finishes Throughout***

- Spanish Oak front entry door
  - Soft-close drawers and cabinet hinges throughout
  - Brass floor outlet in living room
  - Comfort-height elongated toilets
  - Undermount sinks throughout
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## ***Gourmet Kitchen***

- Oversized kitchen island with additional storage
  - Upgraded cabinetry package
  - Absolute Black granite countertops
  - Whirlpool appliance package
  - Whirlpool 36" vented canopy hood
  - Designer pendant lighting
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## ***Primary Suite Retreat***

- Frameless glass shower enclosure
  - Lyra quartz countertops
  - Upgraded City Lights designer tile
  - Vanity with knee-space design
  - Built-in linen cabinet
  - Dedicated outlet for bidet installation
  - Upgraded lighting and plumbing fixtures
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## ***Custom Storage and Organization***

- Custom built-in cabinetry and shelving in Bedroom 2 / Home Office
- Elfa laundry room organization system
- Elfa pantry organization system
- Utility sink in garage