

## **2710 SW Titleist Circle Special Features**

- ◆ **One owner home** built in 2001 by Wolfspring Homes, a custom division of Pahlisch Homes; purchased in 2002
- ◆ **.28-acre parcel** with views to the Coast Range and Mary's Peak
- ◆ **4046 finished square** feet per 2008 appraisal
- ◆ **4 bedrooms + office**
  - \* Main floor office has closet and attached full bathroom – great guest suite opportunity.
  - \* Spacious Primary Suite + 3 large secondary bedrooms on upper level
- ◆ **4 Full Bathrooms**
  - \* Main floor bathroom with access from office/guest room and family room hallway
  - \* Primary en-suite bathroom on upper level
  - \* 2 additional full bathrooms on upper level to serve 3 secondary bedrooms and large bonus/flex room above the garage
- ◆ **2 gas furnaces and 2 A/Cs** provide upstairs and downstairs zonal control; 75 gallon gas water heater (2017) with new recirculating pump (2024)
- ◆ **2 gas fireplaces** – Living Room and Family Room
- ◆ **Main floor:**
  - \* Foyer; Office/Guest Suite; Formal Living Room and Dining Room; Kitchen; Family Room
  - \* Laundry Room; Hallway Bathroom (also adjoins Office/Guest Room); 3+ car garage
- ◆ **Upper level:**
  - \* Primary Suite with bonus space off walk-in closet, offering flex space as small office, yoga space, additional storage, etc...
  - \* 3 additional bedrooms and 2 additional full bathrooms
  - \* Bonus flex room above garage perfect as media room, work-out room, or dual living/multi-generation living options

## **2710 SW Titleist Circle Special Features**

### **◆ Living Room, Dining Room, and Family Room**

- \* New hardwood floors in the family room and original hardwood floors refinished by Joos (2022)
- \* 2 gas fireplaces – New tile surround at family room fireplace and custom built-ins
- \* Pocket door between dining room and kitchen

### **◆ Kitchen Features—**Timeless, classic design that makes entertaining a breeze!

- \* Partial remodel in 2020 by Henderer Design & Build
  - ◇ Cherry cabinets – some original and some are newer
  - ◇ New center island with solid granite slab
  - ◇ Leathered granite on perimeter counters
  - ◇ Newer appliances (2015-2024) including wine frig, refrigerator, microwave, double ovens (upper is convection), gas cooktop, and Bosch dishwasher - all included “As Is”
- \* 5’ x 8’ Center island
  - ◇ 5 burner gas cooktop
  - ◇ Extra storage cabinets
  - ◇ Breakfast bar seating
- \* Under cabinet lighting
- \* Built-in desk/command center
- \* Breakfast nook with views to yard and garden door to spacious patio

### **◆ Primary Suite** with beautiful views to the Coast Range and Mary’s Peak

- \* Deep jetted soaking tub
- \* Double sink vanity with ample storage and tile counters
- \* Tile shower with built-in corner seat
- \* Private toilet room with linen cabinet
- \* Walk-in closet with attached balcony room offering flexible use for office, yoga, storage, etc...

### **◆ Laundry Room** with access to Garage

- \* Abundance of storage cabinets, counters for folding, and double rack to hang clothes
- \* Coat niche and wall of casual coat hooks
- \* Gas dryer included (‘As Is’)

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### **◆ Garage**

- \* 3+ car garage with double bay, single bay and bonus 4<sup>th</sup> car tandem bay used by owner as a wood shop
- \* Utility sink
- \* Access to side yard with fenced dog run/garbage can storage
- \* Storage cabinets included ('As Is')
- \* Plumbed for in-house vacuum – connection is in the wall in the far left upper cabinet against back wall

### **◆ Exterior Living Spaces**

- \* Welcoming front porch with plenty of room for furniture and potted plants
- \* Spacious back patio perfect for al fresco dining
- \* Level yard space with mature landscaping offers seasonal colors

### **◆ Miscellaneous**

- \* 2024 ~ Smoke detectors and CO monitors replaced; windows cleaned; carpets cleaned; fresh mulch added to landscaping; tile and grout cleaned and sealed by Grout Genius; Partial interior painted by Fitzpatrick Painting (main floor, primary suite, upstairs hallway)
- \* 2018 ~ Exterior painted by Top Dawg
- \* Drip irrigation system in front and backyard
- \* House plumbed for an in-house vacuum system
- \* 1-year AHS Home Warranty included – Shield Essential Plan/\$425 Buyer coverage

**◆ Inclusions:** Kitchen refrigerator; wine frig; gas dryer; garage cabinets; RING doorbell & 2 security cameras

**◆ Exclusions:** Office wall unit is not attached and not included; washing machine