11409 Oak Springs Dr.

# Features List General

* No HOA fees
* Home on Cul-de-sac in a Friendly, Quiet Small Neighborhood
* Oversized 2 Car Attached Garage with extra room for Freezers, Refrigerators or Shelving Units
* New Water Softener – 2017
* Detached Guest Suite with Full Bathroom and Walk-in Closet

Features List Exterior

* Beautiful Pool with attractive areas to Relax and Entertain
* New Pool Pump and Filter – 2017
* Hot Springs Grandee, 7-person Hot Tub, Bluetooth capable, PHIN app for chemical monitoring - 2017
* Custom Privacy Wall and Deck surrounding Hot Tub
* RV 50-amp electrical hook-up
* Spacious Barn/Workshop large enough for parking cars. Insulated with Custom Plank Walls, numerous electrical outlets, Window A/C unit
* Generous outdoor Patio Living and Entertaining Spaces
* Bonus covered Dining/Entertaining space behind pool with Custom Wood Table. Seats 10-12 with beautiful lighting.
* Outdoor Dog-Run, partially shaded with automatic water bowl
* Outdoor speakers stay along with outdoor Television and Pull-Down Projection Screen
* Multiple-Zoned Irrigation system
* New Custom Mailbox – 2016
* Bridge over Dry Creek - 2016

Features List Interior

* Wood Plank flooring installed in Guest Suite, Master Bedroom and entire 2nd floor – 2017 (No carpet in home.)
* Stairs redone 2017. Carpet replaced with Custom Wood.
* 2 bedrooms upstairs with Jack and Jill Bath plus large Game Room with great Storage could easily be a 4th bedroom.
* Chefs kitchen, oversized Professional Kitchen-Aide Range and Cooktop
* All drapes and blinds stay
* Kitchen Refrigerator stays
* Bonus Storage under Stairwell off Laundry Room
* Security System with Outdoor Surveillance Cameras
* Huge Walk-In Attic with generous Storage and built-in Shelving