

11307 S. COLLEGE AVENUE

BUILT IN 2007 • 4810 SQ FT • 5/4/3.5 • WATERSTONE SUBDIVISION

Upgrades & Bonuses

- 2 Lennox HVAC systems
- Front & back sprinkler system
- 10' Downstairs ceilings
- Barrel ceiling entry with handmade beams
- Stainless Steel custom banister by Rob Key
- Hardwood floors
- Office with built-in cabinets
- Plantation shutters
- Wet bar with fridge, sink, cabinet lighting, ice maker & granite bar top
- 2 Living areas & theater room
- App controlled decorative exterior lighting
- Some app controlled window treatments
- Programmable light switches
- Nest thermostat
- Faux finish walls
- Travertine floors
- Handmade stone pillars
- Oversized stone gas fireplace
- Granite composite kitchen sink
- Bosch food processor in kitchen
- 2 Sinks in kitchen
- Double ovens in kitchen
- Extended nook
- Electronic bluerton blinds
- Outdoor living & kitchen - bamboo ceilings, tv, Russ sound system, 48' grill (to go with sellers), trash bin, sink, fridge, 16' ice bin, cooktop, bar top seating, granite counters, stone bartop, pergola
- Infratech microwave
- Pantry
- Mudroom with granite counters, storage closet, ironing board & sink
- Smart home security system with iPad & cameras
- Epoxy garage floors
- Built-in shelving & cabinets in garage
- 2 Coat closets
- Some automatic lights in closets
- Light up bathroom door handle in downstairs guest bathroom
- F4 rated safe room in downstairs bedroom

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Information is deemed reliable but not completely guaranteed. Buyer to verify all information.

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Upgrades & Bonuses

- Full home generator - 12,000 watts
- Master bath with travertine floors, whirlpool tub, cabinet lighting, double sink, double shower head & massager, travertine tiled shower, heated floors, tv & mount, granite counters
- Master Shower has built-in fog free mirror (controlled by switch)
- Cali closet with pull-down rods & built-in storage
- Central vac
- Safe in master closet remains
- Master bed with designer carpet, tray ceilings, recessed lighting, programmable light switches, electroic black out curtains, textured walls
- 2 Large floored attics
- Mosquito defense system in place with Tulsa Mosquito Control
- Theater room with soundproof walls, av closet, fridge, microwave, sink & cabinets for storage
- 1 Metal pergola in backyard by Rob Key with sunbell curtains and heaters
- Covered back patio features bamboo ceilings, ceiling fan and heaters
- 3 Firepits controlled by app (2 firebowls are negotiable)
- 2 Sump pumps installed for firepit area & landscaping
- Innovative air maintenance program in place for 2022
- Terminix Exterminating Protection in place for 2022
- Sunken firepit area could be converted to in-ground pool
- Extensive concrete work with built-in lighting
- Stunning backyard landscaping & landscape lighting
- Fully fenced
- HOA dues are \$363/quarter - gated community

CHINOWTH
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