

EXTRAORDINARY FEATURES

- 2999 DUGLEY BRANCH DR., BON AQUA, TN 37025 -

- ❖ Solid Oak Custom Fireplace Mantle
- ❖ Gutter Guard on all gutters
- ❖ Crawl Space is vented to allow Heating and Cooling
- ❖ Exterior Wood Boiler is available (exterior). Great for Heat for Main Floor in Home with Separate Thermostat
- ❖ Pot Filler in Kitchen
- ❖ Cultured Marble in All Bathrooms
- ❖ Stove and Clothes Dryer have wiring available and in place for ease of conversion if you prefer electric over Gas
- ❖ Entire Home wired for Cable and TV Access
- ❖ Entire Home has Spray Foam Insulation, including Crawl Space
- ❖ Main Home Garage is Heated
- ❖ Main Floor is Designed for Wheelchair Accessibility
- ❖ Primary Shower is Walk-In Design – Also Wheelchair Accessible
- ❖ Quick Connect Propane on Back Patio Ready for Gas Grill or Propane Generator
- ❖ Hot & Cold-Water Spigot on Back Porch, with 30amp Disconnect Ready for Your Outdoor Kitchen
- ❖ 220V Wiring/Box in place on Back Patio Ready for Your Hot Tub
- ❖ Detached Carport wired with 30amp Disconnect Available (located underground)
- ❖ Interior Doors have In-Wall Wooden Supports installed to Prevent Doorknobs from Causing Holes in Drywall
- ❖ Seller to Leave Paint for interior Wall Touchups
- ❖ Solid Wood Doors
- ❖ Luxury Vinyl Plank Flooring throughout, Great for Low Maintenance
- ❖ No Carpet in Home
- ❖ Outside Water Hydrant for Easy Garden and Lawn Watering
- ❖ Artesian Well Spring Fed Creek just Steps away