

Indian Model - 7228 Twin Falls Dr.

Extra long, beautifully landscaped lot with pool and summer Kitchen

➤ Exterior Features

- Whole house Generac generator (2018)
- Heated, freeform pool with waterfall feature and upgraded pool deck
- Summer kitchen & BBQ under custom pergola with private lake view
- Extended screen-enclosed patio
- Widened driveway and entryway pavers
- Entryway screen enclosure with ramp entry (no front step)
- Custom sidelight with matching transom window design
- Accordion storm shutters
- Whole house gutters with gutter guard on one side
- Extensive upgraded landscaping
- Aluminum rail fence with gate
- Garage includes epoxy flooring, pull-down attic access, storage unit & keypad entry

➤ Floors

- 18-inch neutral tile installed on a diagonal
- Neutral luxury vinyl floor in Primary Bedroom and Bedroom 2 (no carpet)

➤ Kitchen

- Granite counters & backsplash with beautiful quartz bar top
- Pendant lighting above extended, raised bar
- Solid wood cabinets
 - 42-inch cabinets with crown molding, light valance, cabinet lighting
 - Pantry & cabinet pullouts, drawers and trash pullout
 - Range tower cabinets with upgraded columns, bumped up and out
 - Lazy Susan corner cabinet
 - Finished kitchen cabinet end panels & kneewall on bar area
- Instahot water dispenser with filter
- Stainless steel appliances to include newer LG French door refrigerator

➤ Bathrooms

- Bath 2 & Half Bath
 - Banjo granite counters with framed mirror to ceiling
 - Upgraded fixtures and custom wallpaper
 - Shower in lieu of tub with tile to ceiling and glass door enclosure in Bath 2
- Primary Bath
 - Granite counters with framed mirrors to ceiling
 - Vanity drawers in lieu of seat and cabinet pullouts
 - Custom shower casing to ceiling (no grout lines) with glass door enclosure

➤ Miscellaneous

- Lennox AC (2016) with HEPA filter and Ultraviolet light
- Water heater (2020)
- Custom built-in desk and wall unit with lighting in Den
- Plantation shutters throughout
- Solid core doors
- Custom closet systems (all closets)
- Tons of LED hi-hats and dimmers
- Trey ceiling designs with double crown molding throughout
- Chair rail and picture frame molding detail
- Upgraded ceiling fans and lighting fixtures
- Faux iron grate transom window designs
- Newer Whirlpool washer & dryer
- Laundry utility sink and cabinet with upgraded upper cabinet storage
- Security features include 2nd alarm pad located in Laundry room