

# 3407 FENWICK CRES.

- RENOVATIONS / UPGRADES / EXTRAS -

- OVER \$280K INVESTED IN PREMIUM UPGRADES & RENO'S -

## FAMILY HOME

4 BEDROOMS | 3 BATHROOMS

## FINISHED LOWER

REC ROOM | WET BAR | GAMES AREA

## BACKYARD PARADISE

2-TIER TREX DECK | PERGOLA

AWNING | METICULOUS GARDENS

10'x12' SHED W/ELECTRICITY

## MAJOR COMPONENTS OF HOME

Furnace Trane (Owned '04) | Humidifier ('19)  
Central Air Trane (Owned '04)  
Hot Water Tank GSW (Rental - '16)  
Roof 25 yr. Shingles ('17) | Eaves, 5" ('17)  
Electrical 100 Amp | 30 Amp Pony Panel

## EXTERIOR

Windows Main & 2nd Level ('18) | Lower ('05)  
Garage Door ('10) | Insulated  
Loft | Work Bench  
GDO Keyless Entry | (2) Remotes  
Aggregate ('12) French Curbs | Front Garden Beds  
Walkway  
Landscaping Mature Trees | Annuals | Perennials  
Front Fence Vinyl ('15)  
Garden Lights Hard Wired ('20)

## MAIN LEVEL

### FOYER

Features Cathedral Ceiling | Open to 2nd Level  
Crown Molding  
Front Door ¾ Glass Inlay ('18) | Triple Safety Lock  
Steel Base | (1) Sidelight  
Decorative Cathedral Ceiling Window | Light Fixture  
Floor Bamboo ('10)

## LIVING ROOM

Windows Cellular Blinds | Built-In Valances  
Features Crown Molding

## DINING ROOM

Lighting Hanging Fixture | Medallion  
Floor Bamboo ('10)  
Features Drapes | Crown Molding

## POWDER ROOM ... 2 PIECE RENOVATED 2012

Vanity Quartz Counter | Undermount Sink  
Pfister Single Lever Faucet  
Decorative Light Fixture | Mirror  
Floor Ceramic Floor  
Features Kohler Toilet | Crown Molding

## KITCHEN ... RENOVATED 2016

Cabinets Slow Closing | Pot Drawers | Pantry  
Under Cabinet Lights | Broom Closet  
Countertop Quartz | Undermount Sink  
Soap Dispenser (B/I)  
Faucet Single Lever | Sprayer  
Lighting Pot Lights | Decorative Overhead  
Medallion  
Floor Ceramic Tile | 15" x 15"  
Features Crown Molding | Stone Backsplash

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**LOT** 67.6 FT X 118.22 FT (PER GEOWAREHOUSE)  
**PROPERTY TAXES** \$ 4,487.84 | 2020  
**BUILDER | YEAR** GREAT GULF HOMES | 1989

**SIZE** 3,393 SQ FT (TOTAL, PER UNIQ DIMENSIONS)  
2,317 SQ FT (1ST & 2ND LEVELS, PER UNIQ DIMENSIONS)  
**LEGAL DESCRIPTION** PLAN M822 LOT 90

## KITCHEN APPLIANCES ... STAINLESS STEEL 2016

Fridge Samsung | 4-Door | Water | Ice  
Stove Samsung | 5-Burner | Gas  
Microwave Samsung | Over the Range  
Dishwasher Samsung | Built-In

## BREAKFAST AREA ... RENOVATED 2016

Service Area Quartz Counter | Stone Backsplash  
Slow Closing Cabinets  
Glass Front Uppers w/ Interior Lights  
Open To Kitchen | Family Room  
Walk-Out To Deck | Sliding Doors ('18) | Blinds  
Lighting Hanging Light Fixture | Medallion  
Floor Ceramic Tile | 15" x 15"  
Features Crown Molding

## FAMILY ROOM

Window Overlooks Backyard | Blinds  
Fireplace Woodburning  
Lighting Ceiling Fan | Remote  
Floor Bamboo ('10)  
Features Wall Niche w/Light | Crown Molding  
(2) Surround Sound Speakers (Built-In)

## STAIRCASE

Lighting Hanging Fixture | Medallion  
Features Accent Panels ('15) | Crown Molding

## SECOND LEVEL

### MAIN BATH ... 4 PIECE RENOVATED 2014

Vanity Quartz | Undermount Sink  
Tub | Shower Handheld | Pot Light  
Toilet Kohler  
Decorative Light Fixture | Mirror | Crown Molding  
Features Ceramic Floor | Panasonic Fan

### MASTER BEDROOM

Lighting Pot Lights | (2) Sconces  
Fan w/Remote  
Dressing Area His & Hers Closets | (2) Double Doors  
Int. Closet Lights | Crystal Light Fixture  
Features (2) Windows w/Built-In Valances  
Blinds | Crown Molding

### MASTER ENSUITE ... 5 PIECE RENOVATED 2016

Shower Glass Enclosure | (4) Niches  
Rain Showerhead | Handheld  
Fan Panasonic | Timer  
Soaker Tub Handheld | Niche  
Quartz Countertop | Makeup Vanity (Built-In)  
His & Hers Sinks Undermount | Lever Faucets  
Toilet Kohler | Low Flow | 17" | Niche  
Lighting (2) Decorative Overhead Fixtures  
(1) Crystal Fixture | Pot Light (Shower)  
(3) Mirrors | Niches  
Decorative  
Floor Ceramic Tile | 12" x 24" | Heated  
Features Linen Closet | Crown Molding

### BEDROOMS ... 2ND | 3RD | 4TH

Lighting Track (2nd) | Crystal Fixtures (3rd & 4th)  
Windows Blinds | Built-In Valances  
Features Double Closets | Crown Molding

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## ENDLESS ENJOYMENT - ENTERTAINER'S DELIGHT

### PROFESSIONALLY FINISHED LOWER LEVEL

### WET BAR (FITS 3 STOOLS)

### PROFESSIONALLY LANDSCAPED BACKYARD

### LARGE PIE SHAPE LOT

RECREATION ROOM

GAMES AREA

COZY GAS FIREPLACE

BUILT-IN SURROUND SOUND

10'X12' TREX DECK W/

PERGOLA & AWNING

WIRING FOR OUTDOOR TV

LIGHTS THROUGHOUT YARD

### LOWER LEVEL

#### RECREATION ROOM ... *RENOVATED 2018*

Built-In Desk | Cabinetry w/Accent Lights  
 Lighting Pot Lights  
 Floor Broadloom  
 Fireplace Gas | Stone Surround  
 Windows (2) Above Grade  
 Speakers (2) Surround Sound (*Built-In*)  
 Features Under Stair Storage w/Light

#### WET BAR

Lighting Pot Lights | Accent w/Remote  
 Features Stone Accent | Wet Sink | Bar Fridge  
 Fits 3 Stools | Built-In Side Table w/Light

#### LAUNDRY ROOM

Washer | Dryer LG ('15) | Front Load  
 Floor Vinyl  
 Features Sink | Cabinets | Hanging Rod  
 Pocket Door

#### WORKSHOP

Features Work Bench | Built-In Shelving  
 Fridge White-Westinghouse

#### THROUGHOUT

LED Lighting | Decora Switches  
 HOME Crown Molding  
 CO<sub>2</sub> Detectors (*2nd/Lower '20, Main Wired*)  
 Interior Lever Handles (*'17, Pewter Finish*)  
 (3) Door Bell Extenders

#### MISC

Insulation, Attic (*'09, Upgrade*)  
 Security System Wired (*ADT*)  
 Programmable Thermostat (*Emerson '20*)

### BACKYARD

#### DECK

"Trex" Maintenance Free ('10)  
 2 Tiers | (5) Glass Panel Inserts ('20)  
 Pergola | Awning ('05, *Manual*)  
 Wired Lighting (4) Coach Fixtures | Stairs  
 Features Gas BBQ Hook Up | Wiring for TV  
 Repainted ('20)

#### SHED

Maintenance Free ('12) | 10' x 12'  
 Built on Concrete Pad | Shingle Roof  
 ½ Glass Inlay Door | Window  
 Electricity | Soffit Pot Lights  
 LED Interior Panel Lights  
 Features Loft Shelving | Collapsible Work Table  
 Window Flower Box (*Built-In*)

#### IRRIGATION

Sprinkler System ('12) | 5 Zones  
 25-30 Heads  
 Rain Bird Timer System ('18) | Shut-Off Sensor

#### LANDSCAPING

Backyard Fully Fenced ('20)  
 Garden Beds ('13) | Stone Edging  
 Wired Garden Lights ('20)  
 Mature Trees | Shrubs | Tall Grasses  
 Annuals | Perennials | Planter Boxes  
 Planter Pots | Hanging Baskets