

1407 Travis Circle N – Features List

See Virtual Reality tour at www.1407Travis.com

General

- Custom home on golf course
- Beautiful views to pool and golf course
- Hardwoods added to all bedrooms
- Herringbone hardwood floors in living
- Formal dining room with hardwoods & beautiful crystal chandelier
- Modernized fireplaces with updated quartz surrounds in living room and master bedroom
- Family room features wet bar area with convenient access to backyard – perfect for entertaining!
- Powder bath downstairs
- New paint in home – 2019 and 2022

Mechanical Improvements and Updates

- All three air conditioning units replaced – 2019
- All three heating units replaced - 2019
- Downstairs hot and cold system converted from original copper pipes to PEX
- Upstairs hot water heater replaced – 2021
- Patio doors in master bedroom replaced – 2020
- Both garage doors replaced – 2022
- New gutters installed – 2021
- Pool equipment updated including new DE filter, pool sweep, booster/sweep pump, pool pump electrical wiring, and pump timer – 2022
- Both chimney caps replaced and re-lined living room FP - 2022

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Kitchen and Laundry

- Center island with custom copper vent
- Oversized bar counter in kitchen for ample seating
- Large breakfast area
- Beautiful glass front cabinets in butler's pantry
- Wonderful kitchen storage space with 2 pantries – one large walk-in and one with floor to ceiling shelves
- Large laundry room with sink and room for extra refrigerator or freezer
- Drip dry stall with drain in laundry room

Bedrooms

- HUGE Master bedroom downstairs includes sitting area and fireplace
- Blackout shades in master bedroom
- Master bathroom has separate vanities with storage, jacuzzi tub, separate shower, water closet and two large walk-in closets
- Upstairs guest suite with bay window, WIC & ensuite bath
- Two additional upstairs bedrooms with built-in shelves and desk

Outdoor

- Spectacular views of Cottonwood Valley golf course
- Private pool area with waterfall
- Mature landscaping provides seclusion
- Large, covered patio and arbor with beautiful flagstone
- Oversized three car garage with new garage doors
- Elegant cobblestone drive provides additional parking