

Overall:

- 6,250 SF.
- 4 spacious bedrooms (2 on the main level, 2 upstairs) with hardwood floors, ensuite baths, and large walk-in closets.
- 4 full baths, 2 half baths
- 2 bonus rooms.
- 4-car garage with a walk-in storage closet and walk-in safe room.
- +/- 2 acres.
- Located in the gated Waterford Estates community set on more than 350 acres along the banks of the White River. Neighborhood amenities include river access, acres of stocked ponds, and park-like common areas. Resident amenities include a resort style pool with cabana area and expansive clubhouse fit for large gatherings.

Interior:

- 10' ceilings downstairs, 9' ceiling upstairs.
- Main living area ceilings are +/- 25' accompanied by floor-to-ceiling cased and trimmed glass doors and windows.
- 8' doors throughout, plus custom iron front doors
- Enormous mud room / utility area includes drop zone, center island, work desk, sink, drying rack, backpack/shoe drop zone, abundant cabinetry, counter and hanging space.
- Coat closet
- Grand eat-in kitchen with double islands and breakfast nook.
 - One island for prep includes undermount granite sink, storage, dishwasher, hidden electrical outlets, and trash compactor.
 - Second island includes barstool seating, beverage refrigerator, hidden electrical outlets with USB ports, and expansive storage.
 - Designer grade countertops, backsplash tile, and light fixtures.
 - Jenn-air refrigerator, gas cooktop with 6 burners and built-in griddle, and double ovens
 - Soft-close custom cabinets have adjustable shelving, glass-front doors with lighting in the top row for display, space for trash/recycling bins, paper towel roll, bar storage, and hidden electrical outlets.
 - Walk-in pantry has 5 rows of L-shaped shelving with cubbies, a countertop with electrical outlets, cabinets, and drawers.
- Living area features a modern, linear fireplace with oversized tile surround. Flanked by sleek built-ins with lighting and inset cabinet doors that house and hide the electrical components for TV and sound. Ceiling detailing and millwork trim the custom iron stair rail and add finishing details to the space.
- Half bath with access from the pool & patio has a dressing room and floating vanity sink with ceiling-mounted pendant lights flanking the mirror wall.
- Primary bedroom suite includes a door to the pool and oversized windows with motorized blackout shades and floor-to-ceiling drapes.
- Custom barn door to the huge ensuite bath with 5-tier chandelier.
 - Large designer floor tile in polished finish.

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- Quartz countertops at the partner vanities and built-in dressing table.
- Designer backsplash tile to the ceiling behind the vanity wall.
- Walk-in shower with corner bench, dueling Delta faucets, and center rain-can shower head.
- A large opaque window centers behind the modern freestanding soaker tub with floor-mount tub filler and hand sprayer.
- Walk-in dream closet boasts two windows for natural lighting, floor-to-ceiling cubbies, cabinets, drawers, and hanging space.
 - Cabinetry includes locking drawers.
 - Built-in floor-to-ceiling mirror.
 - Hardwood floors and plenty of room for ottoman or another center island if desired.
- Second bedroom on the main level has hardwood floors, floor-to-ceiling drapes on Lucite rods, ensuite bath with tub insert and tile surround to the ceiling, custom shower curtain (conveys), and walk-in closet with cubbies and hanging space.
- Bedroom three (upstairs) was designed to include a corner reading/desk nook, finished with hardwood floors and motorized shades over the four windows. The ensuite bath has a large walk-in shower and generous custom cabinetry for toiletries and linens. Walk-in closet has cubbies and hanging storage.
- Bedroom four (upstairs) features hardwood floors and custom floor-to-ceiling drapes on modern satin finish hanging rods. Four windows offer an abundance of natural light. Ensuite bath with tub/shower combo leads to a massive walk-in closet. Great storage space with attic access through the ceiling.
- Bonus room one features a wall of 5 windows along the south wall of the home highlighting the stunning views from this riverfront lot. A tastefully finished half bath is located on the west wall.
- Bonus Room two features a matching set of windows and corresponding views across the south & east and offers a door to close off the room for privacy and quiet.
- *All draperies and curtain hardware convey.*
- *Ring cameras convey.*
- *Built-in floating storage cabinets do not convey.*
- *If interested in purchasing this home fully furnished, please inquire for price.*

Exterior:

- Painted brick with cast stone/stucco trim accents.
- Showplace entry features stoop with 5 high-end light fixtures, custom iron double front doors by Manhattan Steel Door Co, windows, and stucco trim.
- Exterior lighting includes gas lanterns, up-lighting and soffit lighting.
- Immaculate outdoor living area is connected to the home by sliding glass doors opening to the covered patio (size) featuring stained wood ceilings and built-in speakers.
 - In-ground, heated, gunite pool with built-in bench seating, diving board, and retractable pool cover.
 - Gas fire pit looks out toward the White River and Boston Mountain range to the South
 - Outdoor kitchen with mounted TV with barstool seating includes a refrigerator, ice maker, gas grill, sink, and built-in trash drawer
 - Outdoor living room with mounted TV and fireplace
 - Outdoor dining area
 - Built-in painted brick planters at pool level. *Planters convey.*
- Back yard is fully fenced with wrought iron, preserving the unobstructed views.
- HVAC system: Two units (east and west side of home). Still under warranty. Thermostat can be controlled from mobile phone.
- Tankless water heater
- Flower beds with peonies, hydrangeas, catmint, holly, boxwoods, and more. Landscaping: Carrie Larsen @ Simply Meticulous Mowing
- Ring camera system. *Cameras convey.*
- *Speakers: Sonos system conveys.*
- *Pool equipment: All conveys.*
- *Pool and patio furnishings do not convey. Please inquire for furnished price.*