



## **PROPERTY HIGHLIGHTS**

**49 Bluff Dr.**

### **PROPERTY HIGHLIGHTS AND FEATURES**

- 3263 sf. 3Bd + Office + Bonus room
- Large lot at 1.7 acres
- 2 car + Golf Cart garage (Golf Cart included)
- Amazing views of Missionary Ridge to the SE and of Twilight peak and the West needle mountains to the north.
- Approval to build a second structure on home site.
- Built by Design Craft, LLC. Completed in 2024
- Outdoor built in grill
- Refrigerator in the pantry- Thermador
- Reverse osmosis drinking water
- All Thermador appliances in kitchen
- Furniture quality cabinets- white oak
- Kitchen is stocked
- Window coverings complete on south side of the house and master
- Sonos sound system
- Tv's set up and equipped with Ting internet
- Smart thermostats
- Lutron lighting system
- WiFi sprinkler controller and garage door opener
- High end garage openers-much quieter and lock after they close
- Air exchanger for constant fresh air
- Chlorine filter
- Best tankless water heater!
- High end toilets from Duravit
- 3/4" Flooring with 1/4" that can be sanded if needed-wire brush finish-white oak
- 3/4" siding, real wood
- Instant hot water in primary
- Heated tile floor in primary
- Steam shower in primary
- All tile is ceramic or stone
- Marvin windows
- Extra landscaping, back patio, custom front walk
- Most walls are concrete with foam, incredibly efficient
- Metal roof
- High end lighting
- Remote controlled fireplaces



- Quality furniture
- Pakistan Rugs from Durango Rug Company
- Golf Cart
- Sprinkler system
- Trees around home have been trimmed by arborists
- Cast iron AC floor vents
- Organic mattresses and bedding
- Towels are organic cotton
- Brand new washer and dryer
- Smart alarm and cameras

There are so many incredible features and highlights! Come and experience this home for yourself.