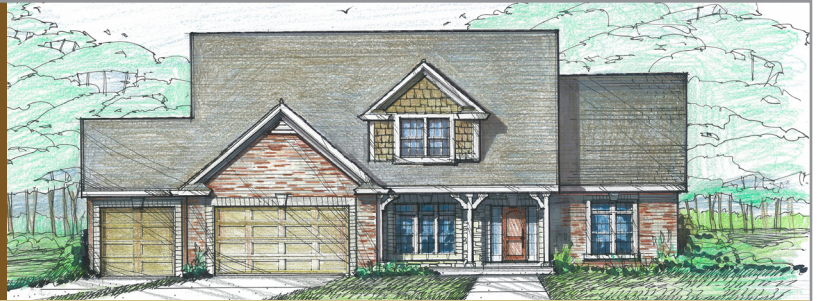


3535 Tahoe Blvd.

~~Sale Price Of \$479,000.00~~

Reduced to \$469,000



GENERAL DESCRIPTION:

- Large Lot w/ beautifully landscaped yard
- Elegant interior with numerous custom details
- Energy Star certified home
- Unit 5 schools with close proximity to NCHS
- Located in the desired Trails on Sunset Lake development

FLOOR PLAN FEATURES:

- Open plan with kitchen open to great room
- 5 bedrooms, 3 ½ baths
- Main floor master suite
- Finished basement with large entertainment area, wet bar, and full bathroom
- 4,503 sq. feet heated and cooled
- 3 car garage

INTERIOR FINISHES:

- Gourmet kitchen w/ working island and sit under for stools
- Gorgeous granite countertops in the kitchen
- Hand scraped maple floors with distressing
- Stunning distressed maple cabinetry
- Barrel ceiling and arch openings throughout
- Spacious master closet
- Walk-in closets in each bedroom
- Wood and wrought iron custom staircase system
- Custom tile shower & tub in the master bathroom suite
- Custom tile flooring and backsplashes in kitchen and bathrooms

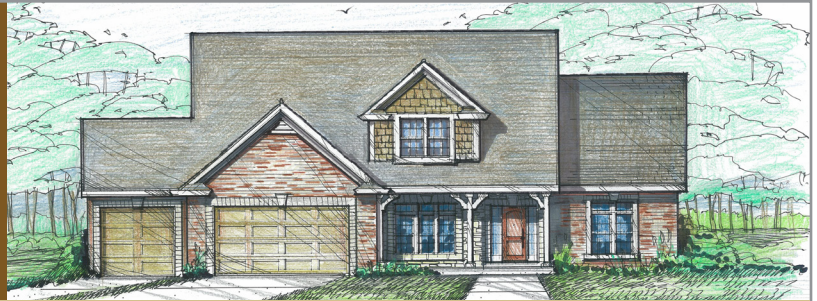
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CONTINUED:

EXTERIOR FEATURES:

- Exquisite exterior façade with brick and stone detail
- Anderson Windows – Insulated Low E Glass (ENERGY STAR)
- Thermatru Mahogany Series front door with sidelites
- Maintenance free exterior

HOME TECHNOLOGY:

- Distributed audio pre-wire (6 zones) w/ Ipod dock station
- 7.1 surround sound pre-wire for Theatre Room
- Cable pre-wire for flat screen TV above fireplace
- Central vacuum system w/ vacuum pan in kitchen
- Security pre-wire

MECHANICAL SYSTEMS:

- Cellulose insulation in all exterior walls and roof
- Zoned heating & cooling for utility cost savings and better comfort
- Digital programmable thermostats for zones (Main Floor, Second Floor & Basement)
- Whole house humidifier
- High recovery 50 gallon hot water heater
- High CFM bath fans for better ventilation

