

## 262 Quail Ridge Drive

250 ft. water frontage

Covered dock

Pea-gravel driveway

Upgraded 6" guttering and downspouts

30-year architectural dimensional shingles

Peachtree Windows

Cherry hardwood flooring

Oversized kitchen with custom cherry cabinetry w/ solid surfaces

Ceramic tile with upgraded epoxy grout

2 fireplaces (1-gas; 1-woodburning w/ gas starter)

Large master suite on main floor with oversized walk-in ceramic shower

Restrictions within POA (\$100.00 annually) with access to Lake Holiday (300 acres)

Tons of crown molding and upgraded pocket doors

Formal dining room w/ 2 sets pocket French doors

Huge workshop/mechanical room

1,968 sq. ft. 2 level decking

City amenities w/ public water and sewer

4 bedrooms – 3 ½ baths

2 Carrier HVAC dual fuel units (Natural Gas & Electric combo for maximum efficiency)

Two 40 gallon natural gas water heaters w/ circulating pump for instant hot water

Over abundance of indirect lighting...plus much, much, more...

*CENTRAL VACUUM*

True quality by Wyatt Builders (Ronnie Wyatt)

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