

3326 RIVERS BEND FEATURES & IMPROVEMENTS



CURB APPEAL & EXTERIOR

- Beautiful brick exterior with a welcoming front porch
- Landscaping professionally maintained and freshly mulched.
- Driveway and sidewalks recently power washed.
- Windows professionally cleaned for a sparkling finish.
- Pre-listing termite and moisture inspection completed by *Tidewater Pest Control*.
- Convenient water access — just one block to the neighborhood park and pier for paddleboarding, kayaking, and boating.

MAIN LEVEL HIGHLIGHTS

- Inviting two-story foyer with open staircase, chandelier, and X coffered ceiling beams.
- Elegant living and dining rooms with plantation shutters.
- Refinished hardwood floors and updated lighting throughout, including new HE LED recessed lights.
- Home office featuring custom built-in shelving and desk, with faux grass cloth accent wall, and gridded-glass double doors connecting the foyer and primary suite.
- Primary suite on the first floor with a tray ceiling, cozy fireplace, and two walk-in closets. Ensuite bathroom includes:
 - Dual vanities with *new Calacatta Valentin Quartz* countertops (sample on site-installation by *Absolute Kitchens & Baths*, scheduled 10/15)
 - White rectangular undermount porcelain sinks
 - Oversized walk-in shower with dual shower heads
 - Jetted soaking tub and private water closet
- Screened porch perfect for relaxing outdoors.
- Living room features a custom built-in cabinet with TV mount in the adjacent bookcase, which conveys with the TV.

- Wet bar with granite counters, wine fridge, and lighted glass cabinetry to display your favorite pieces

KITCHEN & DINING

- Gourmet kitchen opens to the living room with freshly painted island, granite countertops, new hardware, sunlit breakfast nook surrounded by windows, and large corner pantry.
- High-end appliances include:
 - New *GE double wall oven* with convection (2022)
 - *GE Profile* gas range and hood
 - *Bosch ultra-quiet paneled dishwasher*
 - *French-door refrigerator* (2022)

UPSTAIRS LIVING

- Spacious den / rec room with vaulted ceiling, built-in desk, cabinetry, and sliding doors leading to an oversized west-facing deck—ideal for sunset views.
- Three additional bedrooms, two featuring ensuite bathrooms. One bedroom includes an adorable lofted “fort-like” nook with built-in bookshelves—perfect for reading or imaginative play.
- Open den area offers flexible living space for games, lounging, movie nights or study.

ADDITIONAL FEATURES

- Stunning architectural details and craftsmanship throughout, featuring elegant crown molding, graceful arched doorways, and rich custom millwork
- Carpet replaced in 2022.
- Custom window treatments and blinds throughout.
- Abundant storage: 4 walk-in closets, walk-in attic, attic eaves storage, and a 2-car attached garage.
- Laundry/mudroom with built-in cubbies, cabinetry, hooks, and a walk-in closet.
- Power & cable hookups discreetly located behind artwork over the fireplace mantle.
- 3 zone HVAC system: primary bedroom suite, downstairs, and upstairs, New programmable thermostats 2024, serviced annually
- Smart home ready security system, with option to remotely control garage door, lights, and locks.

