
5803 Chalford – Property Features & Upgrades

Outdoor Living & Backyard Oasis

- Custom Claffey Pool (2013) designed for relaxation and entertaining
- Outdoor Cabana and Kitchen (2015) with upgraded cooking appliances
- Big Green Egg smoker (2023 – used only twice)
- New outdoor grill (2023)
- Upgraded pool decking (2021)
- Fully sodded Bermuda lawn with landscape package including trees, shrubs, and ornamental plantings (builder spec)
- Standard sprinkler irrigation system with rain/freeze sensor and drainage system

Interior Design & Recent Improvements

- Custom plantation shutters throughout (2013)
- Wood flooring added upstairs in bedrooms and hallways (2022)
- Complete interior repaint in modern tones (2023)
- Updated lighting fixtures in living room, kitchen, entry and bedrooms (2023)
- Remodeled girls' bathroom with contemporary finishes (2023)

Kitchen & Cabinetry

- Site-finished custom cabinetry with raised panel doors and concealed hinges
 - Furniture-style island with decorative panels
 - Crown molding on cabinetry
 - Granite countertops with tile backsplash
 - Whirlpool Gold stainless appliances including:
 - Built-in dishwasher
 - Cooktop
 - Built-in oven
 - Microwave
 - Vent hood
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Bathrooms

- Master bath includes:
 - Granite countertops
 - Level 2 tile shower
 - Granite tub deck and backsplash
 - Wood skirt tub surround
 - Secondary bathrooms:
 - Granite or cultured marble countertops
 - Tile bath surrounds
 - Moen Brantford fixtures in oil-rubbed bronze
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Flooring

- Level 2 hardwood flooring in key areas
 - Ceramic tile in kitchen and bathrooms
 - Carpet in secondary living areas and bedrooms
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Structural Construction

- Engineered post-tension slab foundation
 - Energy-efficient low-E insulated windows
 - Radiant barrier roof decking
 - Fiber cement siding and trim elements
 - Dimensional lifetime roof shingles
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Energy Efficiency & Mechanical Systems

- 15 SEER high-efficiency HVAC system
 - Programmable thermostats
 - Radiant barrier roof decking
 - Energy-efficient insulation system
 - Two new water heaters installed (2022)
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Garage & Storage

- 4-car garage
 - 4 garage bay is climate controlled.
 - Epoxy-coated garage floors (2021)
 - Insulated steel sectional garage doors with openers
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Technology & Electrical

- Structured wiring with multiple TV and data locations
 - Pre-wired security system with control panel
 - Ceiling fan and lighting locations throughout
 - Keyless garage entry
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Additional Exterior Features

- Brick exterior with natural stone accents
 - Covered porch and patio areas
 - Full gutter system
 - Cedar privacy fencing
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