

# 17 Breezewood Cove – Special Features

## Property Overview

- 5 or 6 Bedrooms | 3.5 Bathrooms
- 6th Bedroom could be craft/bonus room
- Approximately 4,090 Square Feet
- Two Primary Suites with ensuites
- Nearly every room offers Arkansas River views (exception: secondary primary suite)
- Two spacious living areas
- Sunroom/Florida off the Hearth and Kitchen filled with natural light
- Distinctive curved architectural walls
- Custom built-in and glass display shelving throughout the living areas
- Generous walk-in and storage closets throughout the home

## Interior Highlights

- Two gas-log fireplaces (main living area & primary suite )
- Chef's kitchen with double convection ovens & warming drawer
- Quartzite & Corian countertops
- Sliding cabinet shelving & pull-out pantry
- Roll-in accessible shower in primary suite
- Central vacuum system
- Three HVAC zones
- Abundant attic storage

## Outdoor & Specialty Features

- Expansive river-view deck with breathtaking sunset views
- Endless therapy pool located inside the detached sunroom for year-round enjoyment
- Detached heated & cooled studio/shop with half bath
- RV/Boat parking pad conveniently located beside the shop
- Boat dock & ramp access (River Run POA)

## Energy & Mechanical Upgrades

- PAID solar panels
- Whole-house generator (installed within past two years)
- Encapsulated crawl space with professional vapor barrier and enhanced lighting system

**ROOF AGE - 2019 | TWO WATER HEATERS - ELECTRIC 2023 | 3 ZONED HVAC - 3 TO 4 YEARS OLD**