

# OPEN HOUSE SATURDAY JULY 2ND 2-4PM

## SHELL POINT



1541 Appling Drive  
MLS# 16017194 ~ \$659,900



3 Bedrooms ~ 2½ Baths ~ 2,874 Approx. sq. ft.  
2 Car Garage

### Highlights of this home

Charming ,custom built traditional home with lots of crown molding, wainscotting, 9' ceilings & Australian cypress hdw floors downstairs. Large family room with wood/beamed ceiling, gas FP with tile surround. The huge chef's kitchen was updated in 2012 with new Thermador gas range, dishwasher and stainless farmhouse sink. New granite counters, subway tile backsplash, custom built island with built in microwave. All cabinets were professionally refinished and painted. Generous sized breakfast/eat-in area has sliding doors leading to screened back porch. Sunroom filled with natural light is off the family room overlooking the backyard. Upstairs you will find the large master bedroom with hardwood floors, His and hers walk-in closets, Master bath updated in 2012 with new tile floors, marble counter tops, dual vanity sinks , all new shower, and tile surround for jetted tub. Two add'l generous sized bedrooms plus a large bonus room now being used as an office but would make a great rec/playroom/extra BR for the kids. Large fenced backyard with stone patio. This yard would easily accommodate a pool. Other extras include lawn irrigation and security system. Come take a look! Your clients will love this home.



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