

# NEST REALTY

## Features & Improvements **9 Shadowbrook Drive**

### Features

- Open fireplace on main floor and wood stove in lower level with custom stonework
- Cedar wood siding
- Firepit with custom rock work
- Lounge area under front deck with hot tub
- Bold creek running through the property
- Two story utility building wired with electric and potential to finish as ADU
- Lower level flex space with bonus room and en-suite bath
- Radon mitigation system installed
- Gutter guards
- Private 1 acre lot surrounded by a 45 acre bird sanctuary
- Minutes to Downtown Weaverville, walkable to Main Street
- Walking trails throughout
- Extensive mature landscaping, including Azalea, Rhododendron, Hydrangeas, perennials and herb garden

### Remodel

- Whole home remodel by local interior designer
- 2 bedroom addition
- Commercial grade hardwood floors throughout main floor and upstairs
- New tile in lower level
- All bathrooms remodeled with high end marble and slate and custom vanities/light fixtures/tubs
- Custom walk-in shower in master bath
- Custom pantry
- Kitchen remodel with high end granite/quartzite, cabinets and appliances
- custom closets throughout
- Large master closet with custom built ins, including special features like a built in safe and jewelry drawers
- All new lights & hardware
- New garage doors
- New trim throughout
- 2 new Hvac systems
- New Pella windows throughout
- Cable railing on porch and interior
- Whole house carbon water filter
- Tankless water heater
- 1 acre underground electric fence