

# **404 BILLINGS FARM DRIVE**

## **FEATURES AND IMPROVEMENTS**

### **Community & HOA**

- HOA expired in 2020; \$300 annual voluntary fee for front entrance maintenance

### **Exterior, Grounds & Outdoor Living**

- Fenced yard with mechanical gate
- Landscaped grounds with low-voltage lighting & full irrigation system (7 zones)
- Fruit-bearing trees & bushes: pear, apple, blueberry, raspberry & blackberry
- 25×50 fenced garden with improved soil and water spigot
- Firepit area with crushed marble firebreak and covered wood storage
- Plenty of room for a future pool
- Lawn is a mix of Zoysia & Bahia grasses
- Professional landscape valued at \$100,000+, attracting birds, butterflies & hummingbirds

### **Garage, Workshop & RV Amenities**

- 3-car attached garage with epoxy-coated floors and 220 outlet
- Two new belt-driven garage door openers
- 30×40 detached garage/workshop: Spray-foam insulated, HVAC system, climate controlled, 14.6 ft ceilings with 13 ft garage doors, Water & septic in place, Build-out plans available for ADU conversion (guest house/in-law suite)
- RV amenities: Motorhome dump station, Several 50-amp circuits (1 at house, 2 at garage), Dedicated RV parking spot with 50-amp circuit

### **Interior Features**

- Two-story foyer with elegant entry
- Two-story living room with wall of windows (thermal-tinted)
- Fresh paint & new carpet on main & upper levels
- Hand-scraped Hickory hardwoods (2019)
- Kitchen remodel (2018): ceramic tile floors, granite island, quartz countertops
- Bedroom & full bath on main level
- Owner's Suite: Sitting room, spa bath, and custom closet system
- Whole house fan
- Fireplace converted to wood-burning
- Updated light fixtures, faucets, electrical switches, and outlets

## **Finished Walk-Out Terrace Level**

- Wet bar
- Theatre/media room
- Billiard room
- Office/flex space
- Ample storage

## **Systems & Efficiency**

- Roof replacement for house & detached garage (April 2019)
- Radiant barrier applied for energy efficiency
- Attic insulation (2015): 1" spray foam + 15" cellulose insulation
- Both HVAC systems replaced (2015): high-efficiency 16 SEER Rheem units with UV lights & all new ductwork
- Spray-foam insulation in detached garage/workshop
- Safety railing installed on front exterior stairs