



8903 W Telfair Cir

FEATURES:

- 2572 Heated Square Feet
- Large $\frac{1}{3}$ acre lot with no rear neighbors, plenty of room for a pool
- 4 Bedroom 3 $\frac{1}{2}$ Bath
- 9' Ceilings
- LVP throughout 1st floor (can upgrade to tile in laundry, powder and master bath for \$7500)
- Carpet upstairs with tile bathroom floors. (Upgrade to LVP 2nd floor for \$7k)
- Vinyl Siding (Hardie Color Plus siding available for \$32k upgrade)
- 30yr Architectural Shingles
- Double Hung Low E Windows
- Whirlpool SS Appliance Package with Wall Oven Microwave Combo, Gas Cooktop with built in venting system in the island



- Cabinets 100% Plywood Construction, DoveTail Drawers, Soft Close Doors and Drawers, Hardware Included
- Master Suite, Tiled 6'x5' Shower with 2 Heads and a Large Dual Vanity
- Fiberglass Tub shower combo in 2nd and 3rd Bath (cast tub with tile surround available for \$4500 upgrade per shower)
- Solid Wood Steps (White Oak)
- Ceiling Fans in Every Bedroom and Living Room
- Level Granite/Quartz Throughout
- Gas fireplace with built ins on both sides
- Sod and Irrigation front and side yard, seed in the rear yard
- Plumbing and Lighting Fixture Allowances
- New Clubhouse and Pool coming soon for The Cape HOA, assessments already paid!

All upgrades are based on availability at time of going under contract.