



806 EAST BRYAN LANE
AMENITIES LIST

GENERAL INFORMATION:

- FAYETTEVILLE SCHOOL DISTRICT
 - ROOT ELEMENTARY SCHOOL
 - MCNAIR MIDDLE SCHOOL
 - WOODLAND JR. HIGH SCHOOL
 - FAYETTEVILLE HIGH SCHOOL
- 0.35 ACRE LOT
- BUILT IN 2004 (CUSTOM BUILT BY DAVID CHANCE /ONE OWNER)
- 3,065 SQUARE FEET
- 4 BEDROOMS
- OFFICE /5TH BEDROOM
- 4 FULL BATHROOMS
- 2 CAR GARAGE
- BONUS ROOM
- ABUNDANT WINDOWS WITH 2" FAUX WOOD BLINDS THROUGHOUT
- 1 GAS LOG FIREPLACE
- WOOD STAIRS WITH IRON SCROLL DETAILING WITH SITTING AREA AT TOP OF STAIRS
- 3 LINEN CLOSETS
- LAUNDRY CHUTE
- WALK-IN PANTRY
- 1 ELECTRIC INSTANT HOT WATER HEATER
- 2 HVAC UNITS
- CENTRAL VAC
- SECURITY SYSTEM
- ATTIC STORAGE
- MATURE TREES
- 10x20 DECK

MAIN LEVEL OF THE HOME

ENTRY:

- 13'5 x 5'11
- NEW HARDWOOD FLOORING
- SOLID WOOD SINGLE DOOR WITH 2 STAINED GLASS TRANSOMS ON EACH SIDE
- ARCHED WINDOW ABOVE DOOR TO HI-LIGHT THE ENTRY
- 2 STORY SOARING CEILING
- COAT CLOSET

FORMAL DINING ROOM:

- 12'3 x 12'
- NEW HARDWOOD FLOORING
- DETAILED MILLWORK AND CROWN MOLDING
- JUST OFF THE ENTRY
- WINDOWS WITH 2" FAUX WOOD BLINDS
- CHANDELIER

LIVING ROOM:

- 18'5 x 16'
- CARPET FLOORING
- DETAILED MILLWORK AND CROWN MOLDING
- SOARING 2 STORY CEILING
- WINDOWS ALLOWING NATURAL LIGHT WITH 2" FAUX WOOD BLINDS
- CEILING FAN WITH LIGHTING
- RECESSED LIGHTING
- GAS LOG FIREPLACE WITH BRICK SURROUND AND DETAILED CROWN MOLDING WITH DOUBLE MANTLE
- CARPETED STAIRCASE WITH IRON SPINDLES LEADING TO SECOND LEVEL
- 2 RECESSED ARCHED NICHES WITH RECESSED LIGHTING
- OVERSIZED OPENINGS TO KITCHEN AND BREAKFAST AREA

KITCHEN:

- 17'8 x 11'9
- TILE FLOORING
- GRANITE COUNTERTOPS
- TUMBLED MARBLE BACKSPLASH
- ABUNDANT ANTIQUED CABINETRY
- BUILT-IN WINE RACK
- STAINLESS STEEL WHIRLPOOL GOLD DISHWASHER
- 4 BURNER GLASS COOK TOP SET IN ARCHED BRICK ALCOVE
- STAINLESS STEEL WHIRLPOOL GOLD WALL OVEN AND MICROWAVE
- RECESSED LIGHTING
- WALK-IN PANTRY
- CENTER ISLAND AND EAT AT BAR WITH GRANITE COUNTER TOPS
- DOUBLE STAINLESS STEEL SINK AND PENDANT LIGHTING
 - LARGE EAT-IN BREAKFAST AREA
 - 11'9 x 10'11
 - BAY WINDOWS WITH 2" FAUX WOOD BLINDS AND VIEWS OF BACK YARD
- LARGE SUPPLY CLOSET UNDER STAIRS
- ACCESS TO BACK DECK

MASTER BEDROOM:

- 18'7 x 12'10
- CARPET FLOORING
- LOCATED ON MAIN LEVEL
- TRAY CEILING
- BAY WINDOW WITH 2" FAUX WOOD BLINDS
- CEILING FAN WITH LIGHTING
- FAUX PAINTED WALLS

MASTER BATH:

- TILE FLOORING
- ANTIQUED CABINETRY WITH HIS AND HER SINKS AND BRONZE FIXTURES
- WHIRLPOOL TUB WITH GLASS BLOCK WINDOW
- WALK-IN SHOWER WITH GLASS DOORS
- SEPARATE TOILET AREA
- LINEN CLOSET
- WELL APPOINTED MASTER CLOSET WITH BUILT-IN SHELVING

OFFICE/ 5TH BEDROOM:

- 11' X 10'10
- CARPET FLOORING
- COULD BE USED AS 5TH BEDROOM
- ACCESS TO FULL BATH
- DOUBLE WINDOW WITH 2" FAUX WOOD BLINDS
- LARGE CLOSET
- CEILING FAN WITH LIGHTING

FULL BATH

- HARDWOOD FLOORING
- PEDESTAL SINK
- 3-LIGHT VANITY FIXTURE
- TUB/ SHOWER COMBINATION
- ADJACENT TO OFFICE/5TH BEDROOM
- FAUX FINISH ON WALLS

LAUNDRY ROOM:

- 9'6 X 5'6
- TILE FLOORING
- CABINETRY FOR STORAGE
- LAUNDRY CHUTE
- RECESSED LIGHTING

UPPER LEVEL OF THE HOME

SITTING AREA:

- 8' 10 x 8'
- CARPET FLOORING
- ACCESS TO LINEN CLOSET
- OVERLOOKS LIVING ROOM

GUEST BEDROOM #2:

- 13'6 x 12'3
- CARPET FLOORING
- DOUBLE WINDOW WITH 2" FAUX WOOD BLINDS
- DOUBLE CLOSET DOORS
- CEILING FAN WITH LIGHTING
- PRIVATE FULL BATH

GUEST BATHROOM:

- TILE FLOORING
- PAINTED VANITY WITH UNDERMOUNT SINK
- 3-LIGHT VANITY FIXTURE
- TUB /SHOWER COMBO WITH SLIDING DOORS
- WINDOW WITH 2" FAUX WOOD BLINDS

GUEST BEDROOM #3:

- 12'10 x 11'11
- CARPET FLOORING
- 2 WINDOWS WITH 2" FAUX WOOD BLINDS
- WALK-IN CLOSET
- CEILING FAN WITH LIGHTING
- ACCESS TO JACK-N-JILL BATH

JACK & JILL BATHROOM:

- TILE FLOORING
- PAINTED DOUBLE VANITY WITH UNDERMOUNT SINKS
- VANITY LIGHTING
- SEPARATE TOILET AREA
- SHOWER/TUB COMBO WITH SHOWER DOORS
- WINDOW WITH 2" FAUX WOOD BLINDS
- ACCESS TO GUEST BEDROOMS #3 AND #4

GUEST BEDROOM #4:

- 116' x 11'2
- CARPET FLOORING
- OVERSIZED WINDOW WITH 2" FAUX WOOD BLINDS
- LARGE CLOSET
- CEILING FAN WITH LIGHTING
- ACCESS TO JACK-N-JILL BATH

BONUS ROOM:

- 9'10 x 3'11 LANDING AREA WITH STORAGE CLOSET
- 21' x 12'7 BONUS ROOM
- CARPET FLOORING
- 3 WINDOWS WITH 2" FAUX WOOD BLINDS
- CEILING FAN WITH LIGHTING
- RECESSED LIGHTING
- PERFECT FOR A LARGE PLAYROOM OR MEDIA ROOM
- ATTIC ACCESS

EXTERIOR AREAS OF HOME

- COVERED BRICK FRONT PORCH WITH WHITE COLUMNS
- CIRCULAR DRIVEWAY
- LANDSCAPING
- CEDAR SHUTTERS
- 2-CAR GARAGE WITH CEDAR TRIMMED DOOR AND GARAGE LANTERN UP LIGHTS
- KEYLESS ENTRY GARAGE
- SIDING AND BRICK EXTERIOR
- PRIVATE SCENIC BACKYARD WITH FENCING ON 2 SIDES
- 10x20 WOOD DECK WITH SEATING
- LOTS OF MATURE TREES
- AGENT OWNED

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