



DISCOVER THE *Hyannis*

as built at 19304 Shadow Ridge Drive
Total 2864 Square Feet

De-Stressing

- **12' x 16' rear patio** connects you with nature's beauty and serenity.
- **Spacious owners suite** offers sitting area. After a hectic day, a busy day or an events-filled day, it is relaxing to walk into your bedroom, close the door and finally be yourself! Ahhhh!
- **Owners suite with Jacuzzi tub, two sinks and private water closet** make this a truly relaxing bathroom.
- 1 **Delightful walk-in shower with built-in seat** in the owners suite is an amenity you'll appreciate every day!
- **Bedroom 3 has a private, 3/4 bath**, helping ensure all the kids can get out the door on time in the morning.
- **Laundry with sink and folding counter** is conveniently located near the kitchen—perfect for multi-tasking schedules.
- 2 **Drop area**, just off the rear entrance from the garage, is perfect place for removing shoes, while the drop zone keeps clutter out of the kitchen by providing a convenient spot for keys, briefcases, mail and umbrellas plus a recharging center for cell phones, laptop computers, and digital cameras.

Entertaining

- **Open kitchen/breakfast/family room** enhances entertaining as everyone is connected. Plus, the kitchen and breakfast areas are afforded lovely views of the fireplace!
- **Three eating spaces**—dining room, breakfast area and snack bar. Whether it's a snack, quick meal or sit-down family dinner, you'll enjoy having more than one eating area.
- 1 **Spacious rear patio** is large enough for a grilling area and outdoor dining set.
- **Numerous uses for lower level.** Left unfinished, the kids can enjoy their trikes and rollerblades through the winter. Or, we can finish off part of this space for a rec room, media room, etc.

Storing

- **Rear drop area**, including convenient bench with storage under and coat hooks above, and closet offers family-size accommodations.
- 1 **Deep corner, walk-in pantry in kitchen** ensures plenty of storage for prepared foods, baking needs and household goods.
- 2 **All bedrooms offer walk-in closets.** If you've ever asked, "Where did I put those shoes?" or had to iron clothes just because you lack adequate closet space, check out this home's closets in the owners suite. That's right—two walk-in closets for the owners suite! Be sure to ask about the available closet maximization systems!
- **Handy upstairs linen closet** provides plenty of room for extra sheets, blankets and towels.
- **Built-ins in family room.** Whether you top them off with family photos or pieces of art, these handsome built-ins are sure to be appreciated for their beauty as well as their functionality.
- **Deep, 3-car garage** affords extra storage. When planning for shelving and storage space in your garage, think in "zones." If you plan for a gardening zone, car care zone, sports zone, etc., you can arrange items so they're easy to locate visually.

Flexible Living

- 1 **Den easily optioned as parlor.** For added privacy, consider French doors from the entry.
- **Den and dining room could become his-and-her home offices.** With more people working from home and the number of home-based businesses on the rise, office space has become a prized amenity. The location to the front is ideal for welcoming clients!



Nancy Woolley

Mobile: (402) 850-3888
Office: (402) 689-9598

MoveWithNancy.com
nancy@movewithnancy.com

