

*Amazingly Upgraded Sky Ranch Home w/Pool & Owned Solar*  
4351 W. Summit Ranch Place – <http://TeamWoodall.com/Summit>

This stunningly designed Sky Ranch home is meticulously cared for and features a gorgeous backyard w/solar heated pool, that backs to a natural common area. The open concept layout offers a spacious contemporary kitchen with a large island, stainless appliances, quartz counters, & a breakfast bar. The kitchen then extends onto an airy great room and a breakfast nook. Nearby a huge walk-in pantry is connected to an oversized laundry room with a utility sink, room for an extra refrigerator & plenty of additional storage. A "mud room" lies between this utility room and the 3-car tandem garage. Back in the home a luxurious master suite awaits and includes a bonus room/office & sleek walk-in shower. The split bedroom floor plan delivers three separate guest bedrooms which are connected by a bonus rec room ideal for a play area, homework corner, or TV/gaming center. If that's not enough a generous den is also sited off the entry foyer. Don't forget about the OWNED solar which will save you thousands in electric costs over the years compared to other homes and can't be overlooked. All of this in a desirable community near the new Tangerine Sky Park and close to top-rated schools.

### Kitchen

- 🔪 Gourmet Kitchen w/Expanded Cabinetry & Counter Space
- 🔪 Timberlake Portfolio Select 42" Maple Shaker Dove-Tailed Cabinets w/Rollout
- 🔪 Kitchen Aid Stainless Steel Appliances w/Double Ovens & Induction
- 🔪 Included French Door Refrigerator
- 🔪 Calacatta Laza Quartz Countertops w/Large Bar Seating Area
- 🔪 Blanco Single Basin Undermount Sink
- 🔪 Expanded Walk-In Pantry
- 🔪 Large Eat-In Breakfast Nook

### Master Suite

- 🔪 Generously Sized Bedroom
- 🔪 Separate Sitting Area/Workout Room
- 🔪 Executive Height Counter w/Dual Sinks
- 🔪 Walk-In Tile Shower w/Accents
- 🔪 Bench Seating in Shower

### Great Room

- 🔪 Generous Open Space Entertaining
- 🔪 Stacked Stone Accent Wall
- 🔪 Floor Outlet & 4 Extra Recessed Lights

### Exterior / Landscaping

- 🔪 8.32 kWh OWNED Solar PV System
- 🔪 Saltwater Pool w/Solar Heating, In-Floor Cleaning & Water Spill w/App
- 🔪 Premium Lot Backing to Open Space
- 🔪 Covered Rear Patio w/Fan Pre-Wire
- 🔪 Perimeter Rain Gutters
- 🔪 Professionally Landscaped Yards w/Drip Irrigation & Accent Lighting
- 🔪 Paver Walkways and Extended Patio
- 🔪 Stacked Stone Front Façade

### Other Features & Amenities

- 🔪 18" Emser Eurasia & Boulevard Tiles
- 🔪 Plantation Shutters Throughout Home
- 🔪 Tray Ceilings at Foyer
- 🔪 Owned Soft Water System
- 🔪 Tandem 3-Car Garage
- 🔪 8' Doors & Two-Tone Paint
- 🔪 Owned Security System w/2 Keypads
- 🔪 Central Vacuum System
- 🔪 Extended Laundry Room w/Sink
- 🔪 Additional Den w/Glass French Doors
- 🔪 Walking Distance to Tangerine Sky Park



DRIVEN. PASSIONATE. EXPERIENCED.

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