

200 Hawn Ct - Features List

www.200Hawn.com

General

- End of quiet cul-de -sac in prestigious Cottonwood Valley
- Gated and guarded community within a golf cart ride to the Ritz Carlton and Nelson Sports Club
- Previously owned by Herschel Walker
- Oversized lot with pool and large yard
- Incredible architectural detailing throughout
- High ceilings, crown molding, custom millwork, and designer lighting
- Pewter knobs on all doors
- Plantation shutters across entire house
- Timeless flooring including hardwood herringbone floors
- Extensive storage throughout
- Central vacuum system
- Decorative doorknobs
- Multiple living spaces ideal for entertaining

Entryway / Foyer

- Dramatic two-story foyer with soaring ceilings
- Exquisite herringbone hardwood floors
- Elaborate wall paneling and millwork
- Grand staircase featuring wood treads, white balusters, and patterned stair runner
- Large decorative chandelier
- Leaded-glass front doors bringing abundant natural light
- Open view into formal dining and formal living areas

Formal Living Room

- Spacious room with 14-foot ceilings, elegant, warm ambiance
- Stunning herringbone hardwood floors
- Custom crown molding and detailed trim throughout
- Tall arched windows with plantation shutters
- Gas fireplace with marble surround and decorative metal screen
- Rich Venetian-style wall finish
- Statement designer lighting fixtures
- Large wall of windows offering natural light
- Sound system perfect for entertaining with multiple seating areas

Breakfast Area

- Surrounded by windows for abundant natural light
- Plantation shutters
- Ornate chandelier centered over breakfast table
- Perfectly positioned between kitchen and family room
- Adjacent to Butler's Pantry

200 Hawn Ct - Features List

www.200Hawn.com

Formal Dining Room

- Elegant formal dining space with long table seating
- Crystal tiered chandeliers providing dramatic lighting
- Venetian-inspired textured walls with decorative stencils
- Floor-to-ceiling wall mirror expanding the room visually
- Large windows with plantation shutters overlooking the front yard
- Wide cased openings to kitchen and foyer for easy flow
- Beautiful hardwood floors with inlaid pattern
- Decorative millwork and detailed ceiling medallion

Butler's Pantry / Built-In Cabinet Area

- Large built-in cabinetry with glass-front uppers
- Ample storage including lower cabinets and drawers
- Counter space ideal for serving, coffee station, or wine display
- Conveniently located between kitchen, dining, and living areas

Kitchen

- Custom cabinetry with under-cabinet lighting
- Granite countertops with extended prep space
- Travertine backsplash with decorative tile inlays
- Jenn-Air Gas cooktop with 6 burners
- Built-in oven, new microwave, and new Bosch dishwasher
- Sub-Zero refrigerator with new motors
- Under-cabinet lighting and modern ceiling fixtures
- Large, pull-out pantry
- Crown molding and architectural column details
- Breakfast bar with carved corbels
- Open flow to adjoining breakfast area and family room

Family Room / Den

- Warm and inviting living space with wood paneling
- Vaulted ceiling with exposed wood beams
- Custom built-ins on both sides of the fireplace
- Large black granite fireplace surround with decorative screen
- Wood floors in a rich finish
- Perfect for quiet evenings, reading, or entertaining

Primary Bedroom – Main Level

- Spacious retreat with 14-foot ceilings and neutral patterned carpet
- Large windows with plantation shutters
- Crown molding, wired for sound and large walk-in closet
- Elegant chandelier and crystal door knobs
- Views to pool and large yard
- Room for sitting area

200 Hawn Ct - Features List

www.200Hawn.com

Primary Bathroom

- Grand, spa-inspired bathroom with tall ceilings
- Oversized walk-in shower with etched glass and marble surround
- Clawfoot soaking tub positioned under skylights
- Dual vanities with granite counters
- Under-cabinet LED lighting
- Decorative framed mirrors
- Marble floors with accent inlay
- Private toilet area with bidet and storage cabinet
- Dual walk-in closets

Downstairs Bedroom Suite

- Rich herringbone hardwood floors
- Plantation shutters
- Mirrored sliding closet doors
- En-suite bath

Downstairs Powder Bath

- Pedestal sink with sculpted detailing
- Ornate framed mirrors
- Venetian wall finishes
- Decorative lighting
- Crown molding
- **Executive Study / Office**
- Full wood-paneled walls with detailed millwork
- Coffered ceiling with beams
- Elegant chandelier
- Plantation shutters
- Plush carpet
- Oversized room for desk, seating, and storage

Upstairs Living Area / Loft

- Large flexible space for game room or second living
- Neutral patterned carpet
- Plantation shutters and crown molding
- Double-door access to upstairs bedrooms

Upstairs Primary

- Large bedroom with plantation shutters
- Spacious closet
- En-suite bath with private sink
- Adjacent to upstairs living providing a natural sitting area

200 Hawn Ct - Features List

www.200Hawn.com

Safari Mural Bedroom

- Custom hand-painted safari-themed mural
- Plantation shutters
- Ceiling fan with lighting
- Walk-in closet
- En-suite bath with private sink

En-Suite Bathroom

- Granite vanity with under-mount sink
- Tile flooring and tub/shower combo
- Decorative framed mirror

Bathroom

- Granite vanity with framed mirror
- Tub/shower combo with tile surround
- Tile flooring

Outdoor Living

- Expansive flagstone patio surrounding pool
- Pergola-covered outdoor dining and grilling area
- Stone-surround built-in stainless grill
- Ceiling fan and café lighting under pergola
- Multiple seating areas with pool views
- Mature landscaping and privacy trees

Pool Area

- Custom-designed pool with spa and water features
- Raised tanning ledge
- Brick coping and stone surround
- Abundant space for lounge seating
- Lush surrounding landscape

Laundry Room

- Sink
- Trash compactor
- Pull-out pantry shelves
- Additional storage closet

Garage

- Three-car garage with black carriage-style doors
- New garage door openers
- Irrigation system with rain sensors
- Stone staircase to backyard terrace
- Gated side-yard access
- Electrical panel upgrades
- Large storage space
- Direct access to crawl space