

## 3309Ricci Lane – Features & Amenities

See Info and Virtual Tour at [www.3309Ricci.com](http://www.3309Ricci.com)

### General

- Beautiful one-story home with mature trees in the front
- Real hardwood oak floors in the Primary bedroom, Kitchen, Living Room and Dining Room
- Custom shutters in front bedroom, dining room and entry
- Spacious primary suite with sitting room and updated bathroom
- Large living room with fireplace, bar and vaulted ceiling
- Open floor plan for easy entertainment in kitchen, living room and spacious outdoor covered deck
- Dining Room with a wall of windows and lighted built-in cabinets
- Viking oven and microwave
- New HVAC 2024
- New GE 5 burner gas cooktop and dishwasher 2025
- Solid Core doors throughout the home
- Certified Pre-Owned Home with Recent Inspection, 1-year Home Warranty and 12-month guarantee – “Love it or list it for free!”
- Community Amenities include Pool, Clubhouse, Fitness room, Tennis Court, Basketball Court, Sand Volleyball Court and playground
- 24/7 Guard Gate for Community Access

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### **Primary Suite**

- Timeless arched window bringing in abundant natural light
- Spacious layout with cathedral ceilings for an open, airy feel
- Electric blinds
- Separate sitting room with double doors to outdoor deck
- Ceiling fan with light fixture
- Rich hardwood oak floors

### **Primary Bathroom**

- Bright, modern spa-style ensuite bathroom remodeled in 2025
- Dual sinks and vanity with shaker-style cabinetry
- Large mirrors with updated lighting
- Frameless glass walk-in shower with sleek tile surround
- Relax in your soaking tub beneath a large arched window
- Elegant lighting with a geometric pendant and three-light vanity fixture
- Large walk-in closet

### **Kitchen**

- Open concept kitchen flows seamlessly into the living area
- Large walk-in pantry
- Elegant arched doorways adding architectural character
- Spacious breakfast eating area with decorative iron chandelier
- Excellent storage with ample cabinets
- Viking oven and microwave, new GE gas cooktop and dishwasher (2025)

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### **Dining Room**

- Crisp, timeless design that works for both casual and formal dining
- Beautiful hardwood oak floors throughout
- Open layout ideal for a statement dining table
- Built in cabinet for serving and storage
- Lighted glass front upper display cabinets
- Large windows with white plantation shutters
- Butler's pantry with cabinets and counter space

### **Living Room**

- Spacious living room with soaring vaulted ceilings
- Cozy gas fireplace with classic mantle and glass front as a central focal point
- Direct access to side covered deck, perfect for indoor/outdoor living
- Large windows and French doors bringing in abundant natural light
- Built-in bar area with upper shelving, cabinetry and serving counter
- Ceiling fan with light fixture for comfort and functionality
- Arched entryway leading to the foyer adds architectural charm
- Perfect setup for entertaining with seamless flow between living, bar and kitchen space

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### **Laundry Room**

- Laundry room with easy access to kitchen and garage
- Built in cabinets for storage

### **Guest Suite #1**

- Spacious guest suite with natural light from 2 windows
- Ceiling fan with light fixture

### **Guest Suite #2**

- Arched plantation shutters on two windows give additional character and design details
- Closet with abundant storage
- Ceiling fan with light fixture
- Could be a guest suite, office or workout room

### **Guest Bathroom**

- Bathroom for Guest Suites 1 and 2
- Built in cabinets and dual sinks
- Separate area for commode and tub/shower