

3528 Hathaway Ct - Features & Amenities

See Virtual Tour at www.3528Hathaway.com

General

- Oversized premium corner lot
- Original owner – meticulously maintained Meritage energy-efficient home with:
 - Radiant barrier roof decking
 - Energy Star appliances
 - Low VOC paints, carpets, and finishes
 - Sealed insulated ducts + PEX plumbing system
 - Spray-foam insulation, Low-E windows & high-performance HVAC
 - Advanced HVAC + fresh air management system
- Smart home automation system including lighting controls, thermostat, garage door & video doorbell
- Tella Firma Foundation – Engineered slab foundation system
- Builders 2-year structural warranty remaining
- Details include arches, ledges, niches, crown molding and rounded corners
- Heated, saltwater pool with 2 fountains and a lounge ledge
- Expansive extended concrete patio decking designed for seamless indoor-outdoor living
- Newly enhanced landscaping
- Tinted windows for energy efficiency & privacy
- Upgraded modern railings and high-end cabinetry finishes
- Whole home water filtration system
- Smart home features + security system monitored via HOA
- Hardwood flooring throughout main living areas
- Direct-vent fireplace with surrounding floor to ceiling ceramic tile
- Sprinkler/irrigation system (weather-sensing)

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Dining Room:

- Dedicated dining space with abundant natural light
- Direct views of backyard and pool for indoor/outdoor connection
- Positioned adjacent to kitchen for easy entertaining
- Contemporary lighting fixture with clean architectural lines

Living Spaces:

- Three spacious living areas offering flexibility for entertaining & everyday living
- Pre-wired surround sound system
- Open-concept design with seamless flow between kitchen, dining, and living
- Soaring ceiling in living area with dramatic upstairs overlook
- Modern fireplace feature wall with direct-vent and ceramic tile
- Game and media room upstairs for additional living/entertaining space

Kitchen:

- Expansive quartz island with seating for gathering and entertaining
- Quartz countertops throughout
- Designer herringbone marble/natural stone backsplash
- Sleek Timberlake flat-panel modern cabinetry with 42" of abundant storage
- Whirlpool gas cooktop with stainless vent hood
- Double Whirlpool ovens + built-in microwave
- Stainless steel appliances
- Built-in wine refrigerator for entertaining
- Dedicated coffee bar area with additional cabinetry
- Walk-in pantry with generous storage

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Primary Suite

- Private main-level retreat with expanded square footage
- Vaulted ceiling and abundant natural light
- Sitting area with backyard/pool views
- Custom California Closet system with built-ins
- Moen Brantford chrome collection

Primary Bath

- Soaking tub with tiled surround and ledge for décor
- Separate, clear safety glass-enclosed walk-in shower with seating, ceramic tile surround and accent band
- Dual sinks with white engineered marble vanities with ample counter space and 4" backsplash
- Framed mirrors with updated multi-light vanity fixtures
- Private water closet with door for added privacy
- Abundant natural light from large window with blinds
- Generous storage with flat panel maple cabinetry and sleek hardware

Additional Spaces

- Private study on main floor - ideal home office or flex space
- Dedicated laundry room with upgrade potential for sink/counter

Guest Bedrooms & Upstairs Living

- Three secondary bedrooms located upstairs
- Spacious game room with open-to-below design
- Downstairs guest suite with en-suite bath - ideal for multi-generational living or guests

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Upstairs Guest Suite

- Private upstairs guest suite with en suite bathroom and a large walk-in closet with built-ins
- Vaulted ceiling creating an open, airy feel
- Abundant natural light
- Ideal for guests, multigenerational living, home gym, or office

Media Room:

- Ideal for movie nights or game-day entertaining
- Spacious layout with oversized sectional seating
- Surround sound speaker system
- Dedicated media setup for an immersive viewing experience
- Soft, neutral carpet for comfort and sound absorption
- Recessed lighting creating a true theater-like ambiance
- Sloped ceiling design enhances acoustics and coziness

Outdoor Living & Entertaining

- Resort-style heated saltwater pool with dual fountains & lounge ledge
- Built-in gas fire pit – perfect for year-round entertaining
- Built-in stainless Blaze grill
- Expansive extended concrete patio decking designed for seamless indoor-outdoor living
- Covered patio with direct access from main living areas
- Professionally enhanced landscaping with new trees
- Perimeter lighting creating a dramatic evening ambiance