

3315 Garrett Drive – Features & Amenities

See Info and Virtual Tour at www.3315Garrett.com

General

- Exceptional two-story University Park Estates home
- Prime location on wide street with community amenities park directly opposite this home
- Two story entrance with arched windows going up the stairs
- Spacious first floor primary bedroom and bathroom
- Dining room with arched windows with custom shutters
- Brand new carpet in primary closet, stairs and two upstairs bedrooms
- 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 Gated Community
- Enjoy amazing walking trails around Rochelle duck ponds

Kitchen / Breakfast

- Open-concept kitchen overlooking the breakfast area and family room
- Walk-in pantry
- Breakfast bar with seating, perfect for casual dining and entertaining
- Abundant cabinetry with upper and lower storage for exceptional organization
- Open serving Butler’s Pantry pass-through keeps the kitchen connected to the dining room
- Large single basin sink with contemporary black faucet
- Real Hardwood floors
- Gas grill, oven, microwave and dishwasher

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Primary Suite – First floor

- Private first-floor primary retreat with soaring vaulted ceiling creates a bright, spacious atmosphere
- Wall of oversized windows fills the room with abundant natural light
- Expansive bedroom easily accommodates oversized furnishings with room for a sitting area
- French doors provide direct access to the private patio and backyard
- Ceiling fan with light fixture for year-round comfort
- Elegant arched transom window adds architectural character and charm
- Ideal owner's suite with abundant natural light and inviting outdoor access

Primary Bathroom

- Spacious ensuite bath designed for comfort and everyday luxury
- Dual vanity with expansive countertop and oversized mirror
- Dedicated makeup vanity with built-in seating area
- Relaxing jetted soaking tub positioned beneath an elegant arched window
- Separate glass-enclosed shower with brass trim
- Vaulted ceiling enhances the spacious feel
- Oversized walk-in closet with exceptional storage capacity
- Brand-new carpet in closet adds comfort and a fresh, updated feel
- Built-in shelving provides organized storage for shoes, handbags, and accessories
- Bright, functional layout designed for effortless organization

Study

- Private study located just off the front entry with elegant double glass French doors
- Custom built-in floor-to-ceiling bookshelves with striking designer accent wall
- Large windows and glass doors fill the room with abundant natural light
- French doors open to the outdoor patio, providing natural light and a peaceful indoor-outdoor connection
- Private location away from the main living areas, perfect for focused work or quiet study

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Formal Dining or Living Room

- Elegant formal designed for memorable gatherings and entertaining
- Classic crown molding and decorative chair rail with picture-frame wainscoting enhance architectural appeal
- Spacious layout easily accommodates a large dining table and buffet or China cabinet
- Oversized front-facing windows with plantation shutters fills the room with abundant natural light
- Convenient access to the kitchen through a Butler's Pantry, ideal for effortless entertaining

Living Room

- Spacious open-concept family room designed for everyday living and entertaining
- Seamlessly connected to the kitchen and breakfast area for effortless flow
- Custom floor-to-ceiling built-in entertainment center with abundant storage and display space
- Gas fireplace with classic mantel creates a warm and inviting focal point
- French doors provide direct access to the private patio and backyard
- Conveniently located adjacent to the first-floor primary suite
- Ceiling fan for added comfort

Upstairs Family Room

- Spacious upstairs game room with an open, flexible layout ideal for entertaining or everyday living
- Custom built-in workstation featuring extensive wood cabinetry, upper display shelving, and abundant storage
- Multiple dedicated desk areas perfect for homework, remote work, crafts, or gaming
- Large windows topped with an arched transom provide abundant natural light
- Vaulted ceiling with architectural angles that enhance the room's spacious feel
- Flexible floor plan easily adapts to changing lifestyle needs and growing families

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Upstairs Guest Suite #1

- Spacious upstairs bedroom with a versatile layout ideal for family, guests, or a private retreat
- Vaulted ceiling and large window fill the room with abundant natural light
- Brand new plush carpeting adds warmth and comfort underfoot
- Ample wall space accommodates a king or queen-sized bed with additional furniture
- Walk-in closet provides generous storage and organization space

Upstairs Bathroom

- Direct hallway access to both second floor bedrooms
- Direct access to Family Room and loft area
- Built in cabinets and dual sinks
- Separate area for commode and tub/shower

Upstairs Guest Suite #2

- Bright second-floor front-facing bedroom with abundant natural light
- Elegant arched window with plantation shutters adds timeless architectural character
- Brand new plush carpeting in both the room and closet provides a luxurious feeling underfoot
- Spacious layout easily accommodates a queen or king-sized bed with additional furnishings
- Ideal space for a guest bedroom, child's room, or private home office
- Closet with built-in storage