

12316 TRIPLE CREEK DRIVE

INTERIOR FEATURES:

- Custom double hung wooden and glass doors at entry
- Exposed limestone and cedar beams
- Vaulted ceilings
- Lincoln windows
- Tile and wood floors
- Carpet in upstairs bedrooms and guest room
- Built in cabinets in living areas
- Large dining area with view
- Open kitchen with bar seating and views in all directions
- Laundry room with sink, shelving, benches and hooks

MAIN LEVEL BEDROOMS:

MASTER SUITE

- Windows with view
- Large closet with built ins
- Seamless glass shower
- Free standing tub with view

GUEST SUITE

- High ceilings with large windows
- Connected full bath with standing shower

UPSTAIRS

BEDROOMS/BATH:

- Large windows
- Walk in closets
- Shared bath with separate vanities

GAME ROOM:

- Windows with long distance views
- Two oversized walk in storage closets
- Built in desk, drawers and shelves



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EXTERIOR FEATURES:

- Pool with jump board and basketball hoop
- Covered front and back porch
- Limestone/flagstone patio surface
- Fire pit
- Rain water collection system 2 - 8,600g tanks, 17,000g total capacity
- Gutters: 1000 micron stainless steel gutter guards, 20 micron filter to a 5 micron filter then a UV light. Additional carbon filter under kitchen sink for drinking water. Rainwater used entirely in the home.
- 860Ft Deep well, pump & pump saver replaced 2022, used for yard/garden irrigation and can be easily directed for water used in the home
- Fully fenced yard and garden
- Raised & irrigated garden containers
- Front and back yard irrigation
- Gated garden/patio area on front of house
- Backs to wet weather creek
- Painted EPOXY garage floor
- Multiple outdoor living area, pea gravel area ready for playground or outdoor kitchen
- New well pump & copper wiring to 860ft. (March 2025)
- Updated Lawn/Beds Irrigation System Controller "Rachio" with Wi-Fi capability
- Garage Door Opener Controller "myQ Smart Garage" with Wi-Fi capability
- Updated Rainwater Filtration System with easy to read gauges for filter replacement

