



# DISCOVER THE Overland

at 1202 South 197th Ave  
Total 2396 Square Feet

## De-Stressing

- 12' x 16' rear cedar deck** connects you with nature's beauty and serenity.
  - Spacious owners suite offers sitting area.** After a hectic day, a busy day or an events-filled day, it is relaxing to walk into your bedroom, close the door and finally be yourself! Ahhhh!
- Jacuzzi tub in owners suite** is bathed in natural light. Soothe sore muscles and let the stress of the day melt away in your private whirlpool tub.
  - Two sinks and a private water closet in the owners suite** ease time pressures when two people are getting ready for the day at the same time.
  - Compartmented upstairs bathroom** with two sinks helps ensure everyone can get ready on time.

## Entertaining

- Open kitchen/breakfast/great room** plan keeps everyone connected. As the command center of this space, the kitchen island places the sink within easy access for all.
- Fireplace** location offers views from the kitchen and breakfast areas, as well as great room.
- Uninterrupted wall space in great room**, plus built-in bookcases, provide many options for artwork and other items you would like to display.
- Three eating spaces**—dining room, breakfast area and snack bar. Whether it's a snack, quick meal or sit-down family dinner, you'll enjoy having more than one eating area.
- Spacious rear deck** is large enough for a grilling area and outdoor dining set. 2-story design ensures maximum separation for bedrooms from entertaining areas. And, with all of the bedrooms upstairs, this home offers large living and entertaining spaces on the main level.
- Numerous uses for lower level.** With more than 1,100 square feet of space, if you can imagine it, we can help you make it a reality. A kids' study room...game room...craft area...or a home theater. Maybe you need a home office or additional bedrooms. The possibilities are endless!
- 2-story entry** welcomes family and friends with a sense of spaciousness.

## Storing

- Generous closets** with ventilated shelving. The owners suite closet is designed large enough to double as a dressing area. Bedrooms 2 and 3 are also served by walk-in closets, helping children have a place for everything while making 'cleaning their room' less taxing. Ventilating shelving allows air to pass between clothing items, helping them stay fresher longer.
  - 3-car garage affords extra storage.** No more walking around bikes, mowers, garden supplies and sports gear as you make your way through the garage. Hooray!
- Be sure to ask about the available closet maximization systems!

## Flexible Living

- Formal dining room easily optioned as den or study.** Add a pocket door or eliminate entirely the 'pass-through' between the dining room and kitchen. For added privacy, consider adding French doors from the entry.
- Bedroom #2 would be a wonderful loft!** Open up two-story views by eliminating the short wall and continuing the railing.

