



DISCOVER THE Wellington

at 2151 Broadwater Drive
Total 2521 Square Feet

De-Stressing

- 12' x 16' rear patio** connects you with nature's beauty and serenity.
 - **Spacious owners suite offers sitting area** and becomes your own private retreat to relax and rejuvenate.
 - **Owners suite with Jacuzzi tub**, two sinks and private water closet make this a truly relaxing bathroom.
- Spacious laundry with sink is conveniently located by kitchen**—perfect for multi-tasking. Also features nifty laundry chute from closet in the owners suite!

Entertaining

- Front porch design** offers a perfect place to chat with friends.
 - **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.
 - **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.
- Numerous uses for lower level.** With more than 1,300 square feet of space, if you can imagine it, we can help you make it a reality. Kids' study room...game room...craft area...or a home theater. Maybe you need a home office or additional bedrooms. The possibilities are endless!

Storing

- **5' pantry in kitchen** ensures plenty of storage for prepared foods, baking needs and household goods.
 - **Upstairs linen closet** provides plenty of room for extra sheets, blankets and towels.
 - **Front-and back-entry coat closets.**
- Huge owners suite walk-in closet with dual access.** If you've ever asked, "Where did I put those shoes?" or had to iron clothes just because you lack adequate closet space, check out this home's closet in the owners suite! Ventilated shelving allows air to pass between clothing items, helping them stay fresher longer. Be sure to ask about the available closet maximization systems!
 - Deep, 3-car garage** affords extra storage. When planning for shelving and storage space in your garage, think in "zones." If you plan for a gardening zone, car care zone, sports zone, etc., you can arrange items so they're easy to locate visually.
- **Cabinetry in laundry room and upstairs bathrooms** provide welcome additional storage.

Flexible Living

- **Formal living room** easily optioned as den or study. Eliminating the 'pass-through' between the living room and family room makes this conversion easy. For privacy, consider adding French doors from the entry.
 - **Eliminate walls separating living room and family room** for expanded entertaining options.
- Living and dining rooms could become his-and-her home offices.** With more people working from home and the number of home-based businesses on the rise, office space has become a prized amenity. The location to the front is ideal for welcoming clients!

