

List of Features/Upgrades

6209 Hiwassee Run
Aiken, SC

Eat-in kitchen

Counter bar seats 6
Island
Granite
All SS kitchen appliances remain
Refrigerator opening accommodates full depth fridge with built-in look
5 burners 36-inch gas cooktop
Double electric ovens
Deep SS 28x16x10 sink
Under cabinet lighting
Butler's pantry with wine fridge and sink
Walk-in pantry
Pull-out shelves in kitchen cabinets

Main Floor

Separate coat closet by garage
Office with built-in 102x30 desk and overhead cabinets
Covered front porch 37-5 x 8-0 with porcelain tile slate look
Leaded glass 8ft entry door (stained) with sidelights
Large entryway
10ft ceilings on main level with vaulted ceiling in sunroom
Formal dining room with wainscoting and coffered ceiling
Formal living room with wainscoting and walnut border in hardwood floor
Hall closet with large under stairwell storage
Oversized 3-car garage 35-9 x 24-0 plus 10-0 x 5-9 storage area
Garage doors are 9ft wide

MBR

His and Hers generous size walk in closets
Separate door from MBR to sunroom

M Bath

Double sinks
Large walk-in tile shower
6ft soaking tub
Separate WC
Heated tile floor
Generous linen closet

Sunroom

Spacious (21-6 x 15-8) and very bright eastern exposure
Vaulted, tongue in groove pine ceiling

Family room

Large size 21-6 x 20-3
Unvented gas fireplace with marble tile surround and custom mantle
3 double 8ft glass doors to sunroom

Upstairs

Library

Built-in bookcases
Non-vented fireplace
Solar tubes with lights

Two very large bedrooms 17-3 x 12-10 and 14-3 x 14-0 with walk-in closets
Jack and Jill bath with dual vanities, linen cabinet and tub/shower
Sauna room with infra-red three-person sauna
Large walk-in hall closet with shelving

Bonus room

Room size is 27 x 24 plus bath with shower and walk-in closet
Laminate flooring
Huge amount of attic storage

Heating/cooling

Downstairs has dual zone system: One zone covers the MBR suite and the other zone covers the rest of the main floor. System has gas heat and was installed in 2014

Upstairs (except bonus room) has an electric heat pump system that was installed in 2015.
Bonus room has separate mini-split system installed when the house was built in 2008.

Other:

Screen porch is 3 seasons with poly-vinyl windows, also has porcelain tile floor

Roof has Tech Shield sheathing

Well pump was replaced 3 years ago

Septic tank was pumped in 2016

We have an acid reducing system to treat the water where it enters the house, located in the garage.

Attic has R-44 insulation, exterior walls are R-19

Electrical is 400 Amp service including a 100 Amp sub-panel in the workshop.

Pool is a 35,000-gallon saltwater pool and the liner replaced in 2016. There are 2 brick patios in addition to the concrete pool deck.

House has central vacuum system upstairs and downstairs

11 ceiling fans

Security system (not currently monitored)

Window treatments remain

Main floor has all hardwood and tile in M bath and Laundry, second floor is carpet, laminate and tile

Brick walkway in front

10ft ceilings on main floor, 9ft on second flooring

Smooth coat interior doors

Level 5.8-acre lot