200 Akashi Court, Lincoln 95648 - *Notes from the Seller*

2022 Taylor Morrison Built Home

Features, Upgrades, and Notable Items

- Over $200,000 invested in backyard upgrades on a premium and desirable corner lot that is almost a quarter of an acre (.24*acres)
- "Smart" backyard control features include: fountain (on/off), electrical landscape lighting (not solar), pergola with louvre-roof with open and closing capabilities, and sprinkler system - all controllable from your phone
- $90,000 in builder upgrades, including a fully upgraded kitchen and covered patio
- $35,000 in interior upgrades and enhancements.
- Expansive lot with fruit trees, greenbelt setting, and premium viewing lot location
- A paid-off solar system paired with a newer energy-efficient home equates to lower utility costs
- Roof has an estimated lifespan of 25+ years remaining
- Cul-de-sac location with panoramic views of the open space at the end of the court and backyard.
- Like-new, model-like home that's ready for you now with a premium lot and landscaping complete - no waiting for new construction, this is turn-key ready.

Rooms

- A modern and upgraded great room feature complete with a stunning designer tile accent wall
- This model offered either a fourth bedroom or flex room - seller opted for a flex space.
    - *The luxurious flex space details custom wainscoting and crown molding.*
- Primary bath has been recently upgraded with newly installed backsplash
- Primary bedroom features a custom modern design accent wall and overlooks the backyard.
- Primary bedroom small window was professionally framed
- Additional bedrooms upgraded with stylish accent walls
- Front bedroom (#3) has an en suite full bath that could function as an in-law set-up or guest retreat and has great separation from the primary bedroom and bedroom two for additional privacy.

Garage

- Upgraded with glossy epoxy flooring and fully painted interior.
- Owned Solar and Tankless water heater

Things you might not readily notice ...

- NO HOA
- Home features an ideal East/West orientation with full sunlight exposure.

- Both side yards have a full paved path and the front yard has a designated space for garbage cans.
- All appliances are like-new with minimal usage (2022 built home)
- Bathroom mirrors professionally framed for modern design continuity.
- Convenient attic storage space located inside the master bedroom closet
- Smart outdoor lighting system with digital phone controls
- Fruit trees and garden plants including orange, persimmon, plum, nectarine, pomegranate, lemon, avocado, gooseberry, and jalapeños
- Potential to further extend both backyard and side yard with county approval* (buyer to verify)

Smart Home Features + Items Included in the Sale of the Home

- WAP (Wireless Access Point) for extended high-speed Wi-Fi coverage
- Premium home theater system included
- Smart thermostat for convenient climate control
- Smart garage door opener with phone-controlled access
- Digital smart lock with remote phone access
- Ring video doorbell system installed
- Installed security camera system for enhanced home security
- Samsung Frame TV included for a modern entertainment experience
- Outdoor holiday lighting system fully controllable from remote

Local and About the Area

- **From the seller:** enjoy miles of nearby multi-use trails featuring scenic lakes and bird-watching areas - all conveniently within close distance from the home.
- **From the seller:** the Lincoln Twelve Bridges neighborhood is welcoming and well-maintained, with nearby parks, great schools (buyer to verify), grocery stores, restaurants, and easy freeway access all just minutes away. The community feels quiet, but you're still close to all that you need access to ...
- **There are a few routes out of the neighborhood** whether you're heading out to HWY 65 or looking to take the back roads to Sierra College Blvd. It's secluded enough for more limited traffic to the neighborhood, but close enough to great shopping and dining.
- **Newer Twelve Bridges High School info** - visit www.tbhs.wpusd.org
- **Learn more about Lincoln, CA:** www.lincolnca.gov
- **Trails:** www.lincolnca.gov/parks-recreation-and-activities/parks-fields-and-trails/trails-and-open-spaces/
- **Things to do in Lincoln**, CA www.lincolnca.gov/parks-recreation-and-activities/visiting-lincoln/things-to-do-in-lincoln/

#226069093 • 3-4 BD (Flex 4th Rm) **• 3 Full Baths • 2127 sqft • .2405ac*** • 3D Zillow Tour & Video Coming Soon

2022 - Taylor Morrison Built Home - Saratoga • Floor Plan Available for Entertainment Value Only

Steve Ostrom • 916-308-2446 • Homes@RosevilleAndRocklin.com • Coldwell Banker Realty
2200-B Douglas Blvd. Suite #200, Roseville, CA 95661 • CalRE# 01344154

Any fair housing violations are not intentional and happy to correct any inaccuracies.
Any typos related to upgrades are unintentional from the seller. Buyer to verify all information.