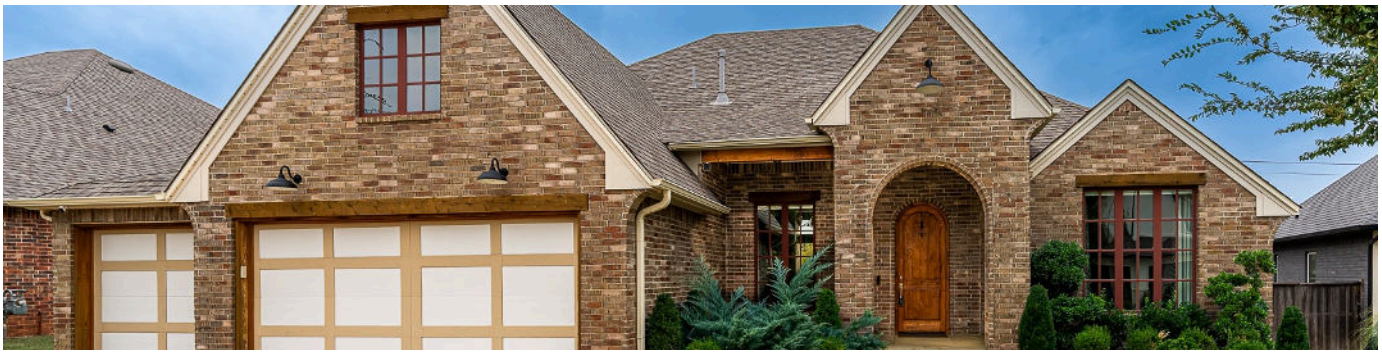
# 13105 Knight Island Dr.

## SINGLE-LEVEL LIVING IN A GATED LAKE COMMUNITY



### HOME & LAYOUT

- Single-level French Country design by Landmark Fine Homes
- Three bedrooms, dedicated study with French doors, and separate flex/media room
- Wood-patterned ceramic tile throughout main living areas
- Vaulted ceilings, exposed wood beams, and brick fireplace with gas logs
- Kitchen with quartz countertops, spacious island, gas cooktop, built-in oven, and microwave
- Primary suite with dual vanities, soaking tub, tiled shower, and walk-in closet
- Three-car attached garage
- Covered rear patio with ceiling fan and gas connection

### SELLER IMPROVMENTS

- 22kW Generac automatic whole-home generator
- In-ground storm shelter in the garage
- Motorized living-area shades with included remote control
- Professionally upgraded Rain Bird irrigation system with dedicated watering rings around trees
- Soaker lines installed in flower beds to minimize water spray against exterior brick
- Replacement trees planted along rear property line
- Permanent Trimlight exterior roofline lighting with customizable colors and patterns, controlled by smartphone app
- Installed security camera system with hub
- Seller offers assistance with setup and operation of home systems

### THE GRAND COMMUNITY

- Gated neighborhood with north and south sections
- Community clubhouse and swimming pool
- Stocked lake with fishing permitted for residents and their guests
- Annual HOA dues of $1,600

**OKCHomeSellers at McGraw Realtors | Heather Wall | 405.570.7399 | hwall@mcgrawrealtors.com**

**Scan for photos, floor plan & property details**

