

# THE SEDINA

*At Amrahia*



Introducing The Sedina: a luxurious 3-bedroom residence exuding elegance and comfort.

Experience the warmth of the Sedina's large living room, where natural light illuminates tasteful finishes, creating an inviting atmosphere for both relaxation and entertainment. Connected seamlessly, the adjacent dining room beckons with its elegant charm, leading effortlessly to the gourmet kitchen, forming a harmonious flow for everyday living and special gatherings alike.

The gully-style kitchen beckons culinary adventures, equipped with a full-size pantry to cater to your every need. Adjacent, discover a convenient laundry area, seamlessly blending functionality with style.

Step into tranquility as you enter the master bedroom, complete with an ensuite boasting a spacious shower adorned with a soothing rain head and a double sink vanity.

Entertain or unwind on the expansive veranda, where a refreshing ceiling fan ensures year-round comfort. Surrounding you, the all-around low-maintenance lush lawn creates a serene green oasis—inviting relaxation, rejuvenation, and a natural sense of healing for both body and mind.

Completing this picture of refined living is the attached 2-car garage, thoughtfully designed with an open storage area and a side door for effortless access. Welcome home to the epitome of effortless living – welcome to The Sedina.

## Specifications

- ◊ Total Area: 2084 sq. ft.
- ◊ Total Indoor Living: 1462 sq. ft.
- ◊ Garage: 455 sq. ft.
- ◊ Entry: 42 sq. ft.
- ◊ Porch Patio: 125 sq. ft.
- ◊ Land Width: 70 ft.
- ◊ Land Depth: 100 ft.
- ◊ House Width: 42 ft. 0 in.
- ◊ House Depth: 56 ft. 0 in.
- ◊ Bedrooms: 3
- ◊ Bathrooms: 2
- ◊ Stories: 1
- ◊ Garage Bays: 2
- ◊ Garage Load: Front

## Features

- ◊ 21-day water reservoir
- ◊ Security doors
- ◊ Automatic gate
- ◊ Automatic garage door
- ◊ Whole house instant water heater
- ◊ Soft close cabinets
- ◊ Crown molding throughout
- ◊ Stone kitchen counter tops
- ◊ Air conditioning
- ◊ Automatic lawn mower
- ◊ Security camera
- ◊ Spa-like master bathroom
- ◊ His and hers master sinks
- ◊ Walk-in closets throughout
- ◊ Large pantry
- ◊ Dedicated laundry area
- ◊ Private patio
- ◊ Attic Ladder
- ◊ Available HOA
- ◊ Available Ashley furnishing