



# 3016 Mulholland Street

## UPGRADES & FEATURES

- Award-winning design custom built by Victor Myers
- Extensive, resealed hand-scraped wood flooring
- Recently installed carpet
- Fresh paint including all cabinets
- Large windows flooding the home with natural light
- Soaring vaulted ceilings with solid cedar beams
- Decorative LED lighting
- Open-concept floor plan
- Floor-to-ceiling fireplace
- Chef's kitchen:
  - Travertine countertops
  - Stainless steel appliances
  - Built-in Monogram refrigerator
  - 5-burner gas cooktop
  - Large island with a breakfast bar
  - Huge walk-in pantry with custom shelving
- Lavish primary suite:
  - Enormous walk-in shower
  - Dual walk-in closets with built-in dressers
  - Dual sink vanity
- Carriage house above the garage with a private entrance is ideal for multi-generational living or guests
- Spacious walk-in closets with pocket doors
- Office area with a built-in desk
- Upstairs bathroom boasts a walk-in shower with dual shower heads
- Laundry/mud room combo with brick flooring and a sink with a water filter
- Wired for a built-in 20 speaker interior and exterior sound system, including rock speakers by the pool
- PebbleTec hybrid saltwater pool and spa with a waterfall
- Massive outdoor living area:
  - Fireplace
  - Outdoor TV
  - Ceiling fans
  - Built-in speakers
  - Gas grill with dedicated gas hookup
- Outdoor shower
- Butterfly garden
- Upgraded landscaping
- Freshly stained privacy fence
- Exterior stairs and balcony feature non-slip, weather-resistant surface protection along with fresh paint
- Cozy front porch with a metal roof
- Christmas light outlets on the roof line
- Oversized 3-car garage with tons of built-in cabinets, perfect for XL vehicles
- Quiet neighborhood in walking distance to Village Park, miles of trails, and The Shops at Highland Village
- Highly sought-after schools
- Recently replaced:
  - Pool heater
  - Water heater
  - Door hardware
  - Weather stripping on exterior doors

Property Details & All Listing Photos  
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