

• **EXTERIOR**

- Brick with striking curb appeal
- Oversized lot on quiet street
- Walk to Park In The Meadows
- Wooded back yard backs up to 40,956sqft Reserve
- Oversized 2-car garage plus golf cart garage with extensive driveway
- 12X15 Texas basement above garage with HVAC; double joisted flooring for extra strength. Square footage not in MCAD.
- No-clog gutters
- Attached storage shed on left-side of home with garage door opening
- Screened porch
- Large deck for entertaining
- Slab on builder's piers
- 2020 replaced 1 of the 2 tankless hot water heaters
- Owner maintains home well
- SOCIAL MEMBERSHIP

• **INTERIOR**

- Walls of windows provide gorgeous views of wooded location
- Sunken living room with gas log or wood burning fireplace with outside vent open to kitchen and breakfast room
- Surround sound system in living room
- One-story open floor plan
- Kitchen remodeled in 2018 with: Stainless steel GE appliances, Granite counter tops and subway tile backsplash, Sink and fixtures, Repainted cabinets, Reverse osmosis water filter on sink and refrigerator
- Owner's retreat has separate closets and large walk-in shower & separate sinks
- Two guest bedrooms are large
- Utility room with sink and refrigerator
- Central vacuum
- Soaring ceilings throughout
- Study/home office with built ins

3 Bedrooms | 2 Full 1 Half Baths | 1 Story  
3,309 SQFT  
Stunning Custom-Built Home  
Bentwater Subdivision's Park In The Meadows



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