

# KEY HOME FEATURES



## *Kitchen*

- Stainless appliances all remain with home*
- Spacious walk-in pantry*
- Custom cabinetry and granite countertops*
- Gas range and electric cooktop*
- Eat-in dining area with large picture windows*
- Two wet bars for entertaining*
- Dining room with lovely pocket doors*

## *Bedrooms*

- Split floor plan with zoned AC units*
- All bedroom ground floor*
- Roomy closets in additional bedrooms*
- Spacious bedrooms with lots of natural lighting*
- Primary features lighted dressing units*

## *Outdoor Spaces*

- Well maintained landscaping with mature trees*
- Covered patio area overlooking yard*
- Outdoor grill with vent hood*
- 25 ft. deep stocked pond with pier*
- Circular driveway for additional parking*
- Cool breeze provided by 3 fans on patio*
- Easy access to the Livingston Airport*
- House your plane in your private hangar.*

## *Honorable Mentions*

- Close to shopping, entertainment and medical facilities*
- Enjoy year-round activities on nearby Lake Livingston*
- Live your best life surrounded by people who share a love for aviation in gated Lake Livingston Airpark.*
- 3+ acres within driving distance to downtown Houston and George Bush Intercontinental Airport.*
- Deep well designed to provide water to house and yard.*
- Missing and/or damaged roof screws have been replaced and/or reinforced.*

## *Living Area*

- Open floor plan with fireplace*
- Hardwood looking tile throughout*
- Beautiful storage and shelving units*
- Large windows enhance picturesque outdoor setting*
- Recessed lighting and neutral paint*
- Layout offers possibility for mother-in-law suite*

## *Bathrooms*

- Large guest bathroom with soaking tub/shower*
- Primary with double vanities and updated fixtures*
- Stand alone shower and jetted tub in primary*
- Walk-in closets in primary bath*
- Vintage space heaters creates a cozy environment*
- Half bathroom adjacent to indoor laundry room*

## *Additional must-haves*

- Home office or study*
- Dedicated indoor laundry room*
- Two car garage with decorative epoxy flooring*
- Large entryway with sidelights and leaded glass*
- Upgraded stain on exterior of home*
- Transferrable Olshan foundation warranty*
- Attic offers possibility for storage and game room*
- Laundry room plumbed for additional appliances*

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