



27006 FRESH CANYON COURT UPGRADED HOME FEATURES

items that have been upgraded, replaced, and creature comforts

Interior Features - First Level

- Custom plantation shutters throughout the home
- Huge home office/study with double doors, wood beams in a cross-beam style on the ceiling, recessed lighting
- Custom built-in cabinetry in home office/study with dual work stations, granite countertops, deep drawers, cabinets, printer station and mail slots
- Direct vent gas fireplace with gas logs, cast stone surround and mantle
- Built-in entertainment center and flush-mount speakers in the living area
- Kitchen with beautiful distressed Maple/Richmond classic Chestnut with "Ebony glaze" cabinetry with gorgeous corbels and upgraded inking to show details
- Exotic Carolina Summer granite counters with travertine basket weave backsplash
- Undermount Blanco Silgranite sink
- Stainless steel GE Monogram series appliances
- 6 burner gas cooktop with a pot filler, spice racks, cabinets with pullouts, pot & pan drawers, wastebasket pullout
- Under cabinet lighting in the kitchen
- Lighted upper display cabinets in the kitchen – cabinets extend all the way up to the ceiling
- Pendant lighting above the island
- Double ovens with convection cooking
- Large walk-in pantry with door-activated lighting
- Butler's pantry/beverage station with a wine rack, hanging wine glass slots and wine fridge (stays with the home)
- Powder bath with upgraded elegant furniture style cabinetry, marble countertop and glass vessel sink
- Primary suite has dual reading lights with dedicated light switches
- Primary en-suite bathroom with a large jetted tub
- Chandelier in the primary bathroom inside a round recessed tray ceiling with crown molding detail
- Frameless shower glass surround, tile extending to the ceiling and granite seat in shower for the primary bath
- Framed mirrors and elongated, raised toilets in ALL of the bathrooms
- Distressed maple cabinetry with "Ebony glaze" in kitchen, game room and ALL of the bathrooms
- Ceiling fans in all the bedrooms, game room, living room, media room
- Granite countertops and undermount porcelain sinks in all secondary bathrooms
- Decorative tile accent primary shower, around the tub surround and below the window ledge
- Primary bathroom window with "rain glass" for privacy and blackout curtains to block out light
- Decorative tile accent primary shower, around the tub surround and below the window ledge



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- Distressed maple cabinetry with "Ebony glaze" in kitchen, game room and ALL of the bathrooms
- Ceiling fans in all the bedrooms, game room, living room, media room
- Granite countertops and undermount porcelain sinks in all secondary bathrooms
- All bathrooms have elongated, raised toilets

Interior Features - Second Level

- Billiard rack in the game room for storage of billiard cues, racks, balls and accessories
- Custom cabinetry built-ins in the game room with pullouts inside the cabinets
- Dry bar in the game room with beverage fridge (stays with the home)
- Recessed lighting in the game room
- Media room with a dedicated inset for audio/video components
- Media room/Man-cave, game room have flush mount surround sound speakers
- Multiple wall-mounted TVs in the game room, media room in addition to the projection screen for an incredible sports watching experience
- Media room lighting includes wall sconces on a dimmer switch and additional recessed lighting
- Projection home theater system with a screen (stays with the home)
- Sonos sound system with 2 zones indoors (game room and living room) and 3 zones outdoors (outdoor kitchen, gazebo and pool). Hub is in the game room closet

Exterior Features

- Oversized cul de sac lot with a gorgeous upgraded stucco elevation accented by a stone rotunda with wrought-iron Rejas, giving this home and "old world" charm
- Exterior uplighting along the front of the home
- Balcony on the second level in the front of the home
- Extra wide stained wood front door with privacy glass and decorative iron accent
- Custom designed oversized pool with a super-sized spa
- Cool decking around the pool, recently painted
- Drains in pool decking and large catch-basin drains throughout the yard and 6 inch gutters around perimeter of the home
- Smart technology with app to control the pool equipment, heater, lights and water features
- Pool: Cave grotto with rock waterfall cascade, large sun shelf with bubblers, swim-up cocktail table with in-pool seating
- Per Seller: Our pool is up to 7 ft deep to allow for safe jumping (and diving) off grotto



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Exterior Features - continued

- Flagstone gas firepit with designer amber fire glass, stamped concrete detail surround
- Outdoor summer kitchen with built-in gas grill, Granite countertop with leather finish, sink, beverage refrigerator and a wall mounted TV (both the fridge and the wall-mounted TV outside stay with the home)
- Covered patio with an outdoor ceiling fan, stamped concrete, recessed lighting
- Covered patio and summer kitchen include custom remote-controlled motorized drop shades that fully enclose the patio or stop at any level for adjustable shade and added privacy, built-in marine speakers for summer kitchen
- Large gazebo featuring an outdoor living area with beadboard ceiling, outdoor ceiling fan, stamped concrete detail
- Half bball court on a true slab with permanent hoop mount (not a portable one) backboard and rim recently replaced; space also suitable for mini pickleball or multi-sport court. Located on the side yard, away from the pool & entertaining areas
- Outdoor shower
- Entire property professionally landscaped with Eagleston Holly trees, Canary Island Date Palms, Texas Sabal Palms, Florida Sabal Palms, and much more - all beautifully illuminated by professional landscape lighting, offering excellent privacy
- Sprinkler system with full coverage - front, back and sides of the property
- Under-eave electrical outlets for displaying holiday lights on the roof
- Whole house 26kW natural gas generator - powers the house AND the pool equipment, with automatic switchover in the event of a power outage, cycles every week
- Upgraded gas line to better accommodate the generator and is also great for heating the spa
- 10 X 8 Gable style storage shed with 25 year shingles in a fenced area, approved by HOA
- Garage has extra storage and professionally installed slip resistant garage flooring
- Whole house surge protector
- Co2 Detectors on both levels
- 2 water heaters - both were replaced in October 2024
- HVAC coils replaced – 1st floor in 2020, 2nd floor in 2018
- Water softener replaced in 2023
- Pool heater replaced in 2021
- Front door refinished December 2025



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