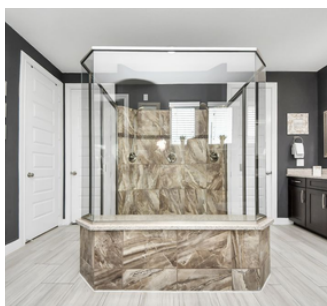
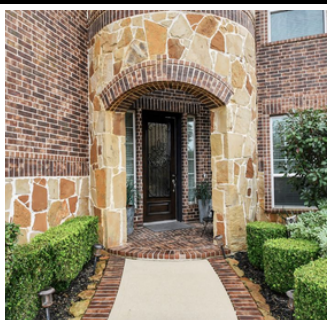




5403
**Pecan
Pass**

Presented by The Nina + Neel Team





PROPERTY INFORMATION

4 Bedrooms | 3.5 Baths | 3765 Sq Ft | 3 Car Side-by-Side Garage
Gated Community | Front of Sienna
Lot Size: 15,883 | Direction: NE facing

Age of roof : 1.5 Years new

Age of A/C: 2 Year

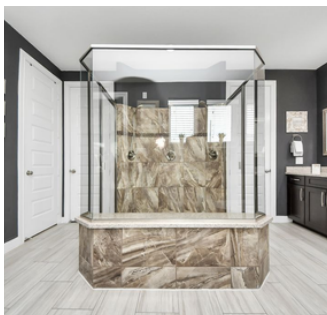
Prior flooding or water damage: None

Energy features: Foam insulated attic, Double pane windows, Energy efficient appliances, new A/C units, Attic ventilation

HOA: \$2,778/Annually

Built in 2015 Builder: Meritage Homes **Tax Rate:** 2.6%

Exclusions: Grill and Patio Bar, Wall decor, Wine fridge in breakfast area, TV mounts, Birdfeeder on fence in back yard.



UPGRADES

Exterior

- 1.5 year Roof – 130MPH Wind Rate Architectural (savings on home insurance)
- Extended the back Patio
- Genrac Generator
- 2 new A/C units
- Perimeter Paint
- Concrete pad, landscaping, and privacy wall added for the hot tub.

Interior:

- Luxury interior paint
- Remote shades- living room, kitchen windows and back patio
- Wood -look tile in primary bedroom
- Chandelier in the dining room
- Kitchen backsplash upgrade
- New light fixture with a chandelier in the office downstairs.
- Replaced all builder grade light fixtures with LED lighting.
- Ceiling fans in the primary bedroom, living room, and spare rooms.
- New upgraded carpet in the secondary rooms and media room.
- Upstairs spare bathroom with new tile in shower.
- Hard wood. floors in one of the secondary bedrooms
- Mirrors in the home from builder grade to designer mirrors.