

## Features and Upgrades

28015 Royal Swan Lane | Woodson's Reserve

### Interior Features

- Engineered wood and tile flooring throughout the home
- Quartz countertops
- High ceilings and vaulted ceiling details
- Crown molding throughout
- Soft-close drawers and cabinets
- Under-cabinet lighting in kitchen
- Walk-in pantry
- Pot filler and pots and pans drawers
- Wine and beverage refrigerator
- Electric fireplace
- Digital programmable thermostat
- Tankless / on-demand water heater
- Ceiling fans throughout
- Solid wood interior doors throughout the home
- Built-in safe in the primary closet
- Whole-home window tinting for energy efficiency

### Kitchen Upgrades

- Quartz countertops
- Island kitchen open to family room
- Touchless kitchen faucet
- Under-cabinet lighting
- Walk-in pantry
- Pot filler and dedicated pots and pans drawers
- Electric cooktop and oven

### Smart Home & Security

- Control4 home automation system
- Camera security system
- Alarm system (owned)
- Fire and smoke detection system

### **Outdoor & Backyard Features**

- Heated in-ground pool and spa
- Outdoor kitchen
- Outdoor fireplace
- Covered patio / outdoor living area
- Full artificial turf backyard with putting green
- Fruit trees
- Mosquito spray system
- Sprinkler system

### **Additional Property Features**

- Lakefront and water views
- Fully fenced backyard
- Stucco exterior construction
- Concrete streets with curbs and gutters
- Tankless water heater
- Garage overhead storage shelving