

30610 Southern Dewberry Court

Upgrades since 2020

- ❖ Solar Panels, to be paid off at Closing - You will have little-to-no electric bills each month!
- ❖ Whole-House Generac Generator
- ❖ Water Softener System - Hyperion Elite by Fidelis
- ❖ Water Filtration System
- ❖ Extensive Landscaping with Stonework, Front and Back
- ❖ Permanent Outdoor Under-Eave Lighting by LeafFilter
- ❖ Back Patio Extension with Pavers and Rock
- ❖ Epoxy Floors in Garage and Insulated Garage Door
- ❖ Full-House Gutters
- ❖ Induction Cooktop, Touchless Faucet, and Undercabinet Lighting in Kitchen
- ❖ Chair-Height Toilets in all 3 Bathrooms
- ❖ Ceiling Fans in All Rooms
- ❖ Retractable Screen Doors – Front and Back
- ❖ Gas Hook-Up and Outdoor Grill Pad adjacent to Covered Patio
- ❖ Upgraded Outlet Covers with Nightlights
- ❖ Flagpole in Front Yard

One-Story built by Highland Homes with features including:

- ❖ 4BR, 3 Full Baths, and a Study
- ❖ Open Floor Plan with Great Natural Light
- ❖ Wood-Look Tile Floors with Carpet in Bedrooms Only
- ❖ Full Sprinkler System
- ❖ Tankless Water Heater
- ❖ Generous Storage Throughout with a Walk-In Pantry, Extra Storage Closet, a Large Walk-In Primary Bedroom Closet, and Spacious Secondary Bedroom Closets
- ❖ Smart Home Technology
- ❖ Acclaimed Lamar Consolidated ISD Schools
- ❖ Wonderful Fulbrook on Fulshear Creek Amenities
- ❖ Refrigerator Included!