

## 5103 Kleinbrook Features

- Security system-owned: stays with the house
- censored flood lights surrounding home
- 14 exterior Cameras
- 5-ton 14 seer Coleman A/C unit
- Metal Front door with steel bar reinforced frame
- Porcelain tile in foyer
- Spacious/walk-in laundry room with floor to ceiling birch cabinets, closet pole access
- 50 gallon Rheem water heater
- Gas & electric connection for dryer
- First floor bath w/ stand up shower
- Heater vent & light
- Bathroom closet fireproof safe stays w/ house
- Den: bamboo flooring
- Access backyard: French doors with micro blinds & security bar
- Wood burning fireplace w/ gas lite
- Kitchen has Large walk-in pantry
- white porcelain tile floor
- 42" Oak cabinets
- Granite countertops & tile backsplash
- Breakfast area in kitchen has bay window
- Recess lighting
- Gas stove & oven
- Microwave stays
- Formal dining & formal living: bamboo walnut colored floors
- Formal living room: bay window with storage compartment
- High ceiling with ceiling fan & light
- Primary bedroom: gambrel ceilings
- Primary bath: double sink vanity
- Whirlpool tub, shower separate
- Additional storage shelves
- 2 walk-in closets
- Attic above garage with access from primary bathroom.
- All bedrooms have ceiling fans with lights
- Hall ball w/ bidet & heated light
- Wood laminate flooring
- Updated Oakwood stairs
- Backyard: 7' cedar fence w/ additional parking for 2 cars, trailer or boat.
- Children's playhouse stays
- Tool shed (with electricity), she-shed & a utility shed with cement pathway to garage.
- Large shaded pecan tree with electrical outlet for string lights/speaker etc. (Manual on/off light).
- Extra storage shelves in garage, rack for tools & metal storage area
- Root barrier near driveway, the length of driveway and front of the house, preventing tree root foundation damage