

10703 Hilltop Harbor Way

- ☞ One-story home in a gated section of master-planned Towne Lake*
- ☞ Over \$200,000 in upgrades*
- ☞ Huge, premium lot*
- ☞ 3-car attached tandem garage with an automatic door opener and a double-wide driveway*
- ☞ 3 bedrooms, all with en-suites – a total of 3.5 bathrooms*
- ☞ Attached casita includes 1 bedroom, 1 full bathroom, a large closet, wine bar with a Uline refrigerator, sink and storage cabinets*
- ☞ Gourmet kitchen features OmegaStone countertops, Thermador stainless steel appliances, new Thermador dishwasher, 6-burner gas cooktop with custom vent hood, double Wi-Fi convection oven, 42" built-in refrigerator, upgraded cabinetry, upgraded hardware and fixtures, soft-close cabinets and drawers, tile backsplash, under-cabinet lighting, glass upper cabinets with puck lights, farmhouse sink, pendant lighting, and upgraded pantry door (valued over \$32,000)*
- ☞ Spacious family room boasts wood flooring, corner gas log fireplace, entertainment niche, 16 ft. beamed ceiling with crown molding, surround sound and ceiling fan*
- ☞ Formal dining room offers wood flooring, 16 ft. beamed ceiling with crown molding, surround sound, elegant light fixture and gorgeous curved windows with backyard views*
- ☞ Dedicated home office with wood flooring, tray ceiling with crown molding and French doors for privacy. It is currently furnished as an additional bedroom*
- ☞ Wine room includes wood flooring, 12 ft. barrel ceiling, built-in cabinets, side-by-side Uline wine refrigerators and stunning wrought iron double doors with glass for sound reduction*
- ☞ Primary bedroom features wood flooring, tray ceiling with crown molding and ceiling fan, and an en-suite bathroom*
- ☞ Spa-like primary bathroom is complete with tile flooring, mirrors extending to the ceiling, dual sink vanity, walk-in shower with dual shower heads and walk-in closet with custom built-ins – all of which have been upgraded*

- ⌘ *Secondary bedroom offers upgraded carpet and a private bathroom with tile flooring and a tub/shower combination*
- ⌘ *Utility room boasts upgraded tile flooring, storage cabinets and pet bathing station*
- ⌘ *Recently enclosed, extended patio with a corner fireplace, new ceiling fan and is plumbed for an outdoor kitchen*
- ⌘ *Large lot has a water treatment system with enough land for a pool and other future enhancements*
- ⌘ *Recently enclosed the patio (valued over \$40,000)*
- ⌘ *Recently added back-up gas-powered generator (valued \$13,600)*
- ⌘ *Home Smart wired, including TVs that stay with the home (valued \$32,190)*
- ⌘ *Certain furniture and equipment items can be reasonably negotiated*
- ⌘ *Rainbird sprinkler system*
- ⌘ *Towne Lake is a resort-style lake community with boating, fishing, shopping, dining, clubhouse, fitness center, tennis courts, volleyball court, playgrounds, lazy river, beach, water park, multiple pools, community events and over 24 miles of connected trails and pathways*
- ⌘ *Zoned to highly acclaimed CFISD schools*