

3143 Seminole Peak Lane Amenities, in Cinco Ranch

Kitchen

- 1st level location, 9' ceilings, recessed lighting
- 1 ¼" granite countertops, open to living room
- Black composite Blanco brand sink with gooseneck faucet and hand sprayer
- Under island storage, with room for 4 chairs at the island
- Viking side by side stainless steel refrigerator-4 years old
- GE electric oven, GE 4 burner gas cooktop
- Samsung in cabinet microwave
- 7" LVP wood look flooring
- Samsung double bottom drawer stainless steel refrigerator
- Travertine stone tile backsplash
- Under cabinet lighting
- Desk and wine rack built in
- Pots and pans drawers, walk in pantry
- Butler pantry with a bar and storage
- Access to breakfast room

Kitchen Nook/Breakfast Room

- 1st level location, 9' ceiling, recessed lighting
- 7" LVP wood look flooring
- Triple window
- En suite utility room
- Utility room has storage and 16"x23" porcelain stone look tile

Living Room

- 1st level location, 18' ceilings, lighted fan
- 7" LVP wood look flooring

- Five 35x80" windows with above clearstory windows
- Gaslog fireplace with remote start, white cast stone surround and hearth

Dining Room

- 1st level location, 9' ceilings, 9 light chandelier
- 7" LVP wood look flooring
- Double window, located at the front of the home
- 6" baseboards, 5" crown molding
- Entrance off the front foyer and the butler's pantry that is connected to the kitchen

Office

- 1st level location, 9' ceilings, recessed lighting
- 6" baseboards, 5" crown molding
- Triple window overlooking the front yard
- Double windowed french door entry off of the foyer

Primary Bedroom

- 1st level location, 11' ceilings, lighted fan
- 6" baseboards, carpet flooring
- 4 bay window with clearstory windows above, overlooks backyard
- Extra vanity space
- En suite full bathroom

Primary Bathroom

- 1st level location, en suite primary bedroom
- Double sink, granite counters, framed mirrors, 4 light vanity fixtures

- Separate soaking tub
- Separate framed shower
En suite walk in closet
- Large privacy window, his and hers walk in closets
- Recessed lighting and 9' ceilings

Secondary Bedroom 1st Floor

- Carpeted floor, en suite full bathroom
- 3 light flush mounted light fixture
- 6" baseboards, double window
- En suite walk in closet in bathroom connected

Secondary Bedroom 2nd Floor

- Carpeted floor, en suite the media room
- 3 light flush mounted light fixture
- 6" baseboards, triple window
- 10' trayed ceilings

Secondary Bedroom 2nd Floor

- Carpeted floor
- 3 light flush mounted light fixture
- 6" baseboards, single window
- 10' partially vaulted ceilings
- Walk in closet, has access to the garage storage below

Secondary Bedroom 2nd Floor

- Carpeted floor
- 3 light flush mounted light fixture
- 6" baseboards, double window
- 10' half vaulted ceilings
- Walk in closet, en suite Hollywood style bathroom

Secondary Bedroom 2nd Floor

- Carpeted floor
- 3 light flush mounted light fixture
- 6" baseboards, double window
- 10' half vaulted ceilings
- Walk in closet, en suite Hollywood style bathroom

Media Room 2nd Floor

- Carpeted floor
- 3 light flush mounted light fixture
- 6" baseboards, triple window
- En suite walk in, large climate controlled storage room, this room has a lockable keyed door
- Minstrels balcony open to 1st floor

Exterior

- 2022 water softener, whole house security system
- Whole house Generac generator 2022
- Front and back sprinklers
- HVAC downstairs is 11 years old, upstairs is 6 mo. old
- Water heaters are in the attic, 11 years old
- Single owner, original owner
- Polyaspartic garage floor
- Zoysia sod in backyard
- Termite bait stations present and are transferable

Staying with the sale

- Mirror in living room, outside TV, washer/dryer, refrigerator in kitchen, refrigerator in garage, 1st floor secondary bedroom dresser in closet, pool table, media room TV