

# 2303 Azahar Court

## HOME HIGHLIGHTS & IMPROVEMENTS

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### RECENT UPDATES & IMPROVEMENTS:

- EXTERIOR OF HOME POWERWASHED & REPAINTED — APRIL 2026
- POOL DECK AND EXTERIOR CONCRETE REPAINTED — APRIL 2026
- FIRST-FLOOR INTERIOR REPAINTED — 2025
- UPGRADED EXTERIOR GARAGE LIGHTING — APRIL 2026
- NEW FRENCH DOORS ADDED TO STUDY - 2024
- NEW LAUNDRY ROOM CABINETRY INSTALLED — 2025
- CUSTOM EPOXY FLOORING IN 3-CAR GARAGE — 2023
- 4-TON HVAC EVAPORATOR COIL AND FLOAT SWITCH REPLACED — 2025
- HVAC LINES REPLACED — 2025

### INTERIOR FEATURES:

- ENGINEERED HARDWOOD FLOORING
- OVERSIZED CROWN MOLDING THROUGHOUT
- 8-FOOT DOORS DOWNSTAIRS
- BUILT-IN UPSTAIRS WORKSTATION
- MEDIA ROOM WITH SURROUND SOUND WIRING
- LARGE GAME ROOM WITH PROJECTOR SETUP
- WHOLE-HOME DEHUMIDIFIER
- WHOLE-HOME SURGE PROTECTOR
- BUILT-IN ALARM SYSTEM
- ZONED HVAC SYSTEM

### CHEF'S KITCHEN

- GRANITE COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- GE MONOGRAM 6-BURNER GAS COOKTOP
- UPGRADED VENT HOOD
- UNDER-CABINET LIGHTING
- FARM SINK WITH HANDS-FREE FAUCET
- SPACIOUS BREAKFAST BAR WITH UPDATED LIGHTING FIXTURE
- LARGE WALK-IN PANTRY

### PRIMARY SUITE

- FIRST-FLOOR PRIMARY RETREAT
- SPA-LIKE ENSUITE BATH
- DUAL VANITIES
- SOAKING TUB
- SEPARATE SHOWER
- LARGE WALK-IN CLOSET

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### BACKYARD RETREAT & OUTDOOR LIVING

#### POOL & SPA

- HEATED POOL AND SPA WITH PEBBLETEC FINISH, IRIDESCENT TILE, AND FLAGSTONE COPING — 2015
- PENTAIR SCREENLOGIC WIRELESS POOL CONTROL SYSTEM — 2023
- COOLING MISTERS INSTALLED — 2015

#### OUTDOOR LIVING FEATURES

- PALAPA SITTING AREA WITH NATURAL POLES AND DRIED PALM LEAF THATCH ROOF
- ELECTRICITY ADDED TO PALAPA
- NEW PALAPA CEILING FAN — 2025
- PAINTED CONCRETE DECKING
- GAS FIRE PIT WITH SEATING AREA
- LANDSCAPE LIGHTING
- SPRINKLER SYSTEM
- HURRICANE SHUTTERS WITH EASY-INSTALL WALL PEGS
- GUTTERS AROUND HOME

#### OUTDOOR KITCHEN

- OUTDOOR KITCHEN WITH STAINLESS STEEL SINK, DRAWERS, CABINETS, AND WOOD COUNTERTOP
- PALM LEAF THATCH ROOF ADDED — 2023
- BIG EGG-STYLE CHARCOAL GRILL REPLACED — 2025
- INCLUDES GAS GRILL, REFRIGERATOR, TV WALL MOUNT, AND BAR STOOLS

#### ADDITIONAL FEATURES

- NO REAR NEIGHBORS
- OVERSIZED LOT
- 3-CAR GARAGE - CUSTOM EPOXY FLOORING
- HEAVY-DUTY GARAGE SHELVING/STORAGE
- COVERED FRONT PORCH
- OUTDOOR ENTERTAINING SPACES DESIGNED FOR YEAR-ROUND ENJOYMENT
- LOCATED IN MAR BELLA WITH ACCESS TO COMMUNITY AMENITIES
- ZONED TO HIGHLY REGARDED CLEAR CREEK ISD SCHOOLS
- REFRIGERATOR, WASHER, AND DRYER INCLUDED