

10414 Lyra Glen Lane

Notable Upgrades + Features

Bobby Yazdani

Broker Associate

832.577.7764

bobby.yazdani@sir.com



Property Overview

5 Bedrooms | 4 Full Baths | 2 Half Baths
4,147 Living Sq. Ft. | 8,942 Lot Sq. Ft. | Built in 2022

- Premier Builder: Coventry Homes
- Rare Wiergate Floor Plan with "C" Elevation
- Located in coveted sold-out 60' section
- Desirable North-facing lot with premium positioning
- 3-car garage with WiFi-enabled openers

Architectural & Structural Enhancements

- Rare 5-bedroom floor plan (+275 SF)
- Full brick exterior upgrade package
- "Texas-sized" covered patio with outdoor kitchen upgrade
- Bowed window upgrade in Primary Suite for added dimension and natural light
- Additional Powder room (second floor) upgrade
- Whole-home drainage system added
- Complete gutter system installed
- Newly completed Study/Library with floor-to-ceiling custom cabinetry

Interior Finishes & Design

- Custom roller shades and window treatments throughout
- Quartzite counter top upgrade package
- Engineered wood flooring upgrade
- Contemporary mahogany-ebony stained front door
- Level L Ice White Marble floor to ceiling fireplace surround upgrade
- Champagne bronze hardware in Kitchen and Primary Bathrooms
- Matte Black hardware elsewhere
- 8' Interior doors upgrade
- Elevated Trim package (+6" baseboards)
- Premium carpet upgrade (Level 7)
- Soft close hinge upgrade package
- Primary Bathroom: Amalia 67" Jacuzzi freestanding tub & frame less shower with dual vanities

Kitchen & Appliances

- Upgraded professional GE Profile appliance package with smart functionality + Geneva vent hood includes: 5-burner GE profile series 36" built-in gas cooktop, 30" smart dual self-clean convection ovens
- Oversized single-basin sink with Moen faucet
- Reverse osmosis 5-stage water filtration system with added storage capacity
- Enhanced cabinetry and storage layout for functionality
- Quartzite counter tops upgrade package
- Soft-close cabinetry upgrades
- Glass inserts in stacked upper kitchen cabinetry upgrade
- Additional drawer stacks upgrade
- Added built-in trash drawer in Kitchen

Smart Home & Technology

- Control4 Smart Home System
- Ecobee smart thermostats
- Smart garage door openers (WiFi-enabled)
- Smart door lock system
- Wifi enabled appliances
- CAT5e and HDMI wiring throughout

Audio, Video & Security

- Integrated HEOS sound system (kitchen and media room)
- HomePro Media Room upgrade featuring:
 - 110" projector screen
 - Ambient cove lighting
 - Surround sound system (4 speakers + subwoofer + receiver)
- HD security camera system (local + cloud-based) upgrade:
 - Side yard (2)
 - Rear entry (1)
 - Garage (1)

Mechanical Systems

- HVAC: Lennox dual zoned 16 seer high efficiency system
- In-wall pest control system
- Whole-home irrigation & drip system
- Gas water heater

Outdoor Living & Landscaping

- Summer kitchen and grill
- Professionally designed landscaping with
 - Sprinkler system (front & back)
 - Drip irrigation in flower beds
 - Raised planter beds (front)
 - Three raised garden beds (rear herb garden)
- Hardscaped side yards with concrete stepping stones
- Expansive green space

Homeowner's Association

- 2026 Assessment: \$825 annually