

◆ Interior Features

- ◆ 5 Bedrooms
- ◆ 4 Full Bathrooms + 1 Half Bathroom
- ◆ Second Downstairs Bedroom with Adjacent Full Bath — ideal for guests or multigenerational living
- ◆ Open-Concept Floor Plan
- ◆ Soaring Two-Story Living Room with Wall of Windows
- ◆ Wood Flooring Throughout the Entire First Floor
- ◆ Private Study/Home Office
- ◆ Formal Dining Room
- ◆ Upstairs Game Room
- ◆ 14x14 Unfinished Media Room Ready for Future Customization
- ◆ Vaulted Ceilings in Secondary Bedrooms
- ◆ Large Walk-In Closets & Ample Storage Space
- ◆ Tinted Rear Windows to Help Reduce Heat & Improve Comfort

◆ Kitchen Features

- ◆ GE Stainless Steel Double Ovens
- ◆ Oversized Kitchen Island
- ◆ Pot Filler
- ◆ Reverse Osmosis Drinking Water System
- ◆ Water Softener System
- ◆ Abundant Cabinet & Counter Space

◆ Outdoor & Entertaining Features

- ◆ Resort-Style Pool with Pebble Finish Interior
- ◆ Three Sheer Descent Water Features
- ◆ Travertine Coping
- ◆ Tanning Ledge
- ◆ Pool Features Controlled by Smartphone/App
- ◆ Covered Outdoor Living Area
- ◆ Powered Remote-Control Patio Shades
- ◆ Outdoor Kitchen with Grill, Refrigerator & Bar Seating
- ◆ Pergola-Covered Entertaining Area

- ◆ Additional Outdoor Cooking Station Featuring an Avantco Commercial Gas Griddle & 2-Burner Gas Range
- ◆ Outdoor Soffit Lighting
- ◆ Expansive Patio & Outdoor Seating Areas
- ◆ Sprinkler System with 8 Zones

- ◆ Additional Features
 - ◆ 4-Car Tandem Garage
 - ◆ Extra-Wide Driveway
 - ◆ Multigenerational-Friendly Floor Plan
 - ◆ Dramatic Black Exterior Accents & Modern Design Elements
 - ◆ Location & Community
 - ◆ Located in the Highly Sought-After Towne Lake Community
 - ◆ Zoned to Cypress-Fairbanks Independent School District
 - ◆ Convenient Access to the Towne Lake Boardwalk for Dining, Shopping & Entertainment
 - ◆ Towne Lake Community Amenities
 - ◆ Resort-Style Pools & Waterpark
 - ◆ Marina & Lake Access
 - ◆ Parks, Trails & Green Space
 - ◆ Fitness Centers
 - ◆ Community Events Throughout the Year
 - ◆ Shopping, Dining & Entertainment at the Towne Lake Boardwalk



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