

# PROPERTY FEATURES & CUSTOM UPGRADES

## Interior & Custom Craftsmanship

- Custom Finishes: Tailor-made cabinetry and integrated built-ins throughout.
- Kitchen Upgrades: Soft-close hinges, breakfast nook, and a dedicated Butler's Bar.
- Modern Aesthetics: Fresh interior paint, new flooring, and classic plantation shutters.
- Living Spaces: Formal entry, formal dining, two spacious living areas, and an oversized utility room.
- Fireplace: Double-sided hearth equipped with efficient gas logs.

## Systems, Energy & Infrastructure

- Superior Build: 2x6 exterior wall construction for enhanced structural integrity.
- Complete Water Treatment: Whole-house carbon filter, water softener, and reverse osmosis system.
- Major Mechanicals: Fully updated electrical and plumbing; updated insulation (5 years).
- Hot Water: Water heater (5 years) featuring a recirculating line for instant hot water.
- Windows: New energy-efficient windows installed along the back of the home.

## Outdoor Living & Pool

- Chef's Outdoor Kitchen: Stainless steel cabinets, mini-fridge, 2-burner grill, and a Neapolitan rotisserie grill.
- Pool & Spa: 17,000-gallon gas-heated pool and Jacuzzi with "bubbles" feature.
- New Pool Equipment: Recently installed variable speed pump, cartridge filter, and chlorination system.
- Patio & Grounds: 650 sq. ft. new entertaining patio, enclosed breezeway, and large Oak trees on a prime corner lot.

## Garage & Storage

- 3-Car Garage: Professional epoxy flooring and custom built-in storage.
- Smart Tech: New garage door openers with app-controlled access.
- Attic Space: Fully decked garage attic providing massive storage capacity.
- Added Convenience: Full gutters and a dedicated doggie door.

**51 DEWBERRY CT LAKE JACKSON TX**