

# Premium Features & Upgrades

## 7606 Angels Landing Lane, Porter, TX

### Exterior Distinctions

- Whole-home Generac natural-gas generator, capable of powering the residence including HVAC
- Architectural soffit lighting (3) for an elegant evening glow
- Statement vertical entry sconces (24") framing the front elevation
- Curated professional landscaping
- Private rear entry gate with direct access to the greenway
- HOA-approved iron perimeter fencing
- Outdoor plumbing for a future outdoor kitchen (water + drainage)
- Covered patio pre-wired for a designer ceiling fan

### Interior Enhancements

- Whole-home WiFi-enabled smart lighting
- Illuminated 63-bottle wine wall — a true architectural showpiece
- Designer dining chandelier upgrade
- Oversized contemporary ceiling fan in the main living area

### Gourmet Kitchen

- Luxury island pendant lighting
- Soft Close Cabinets and Drawers
- Expanded island with double-wide cabinetry and a 12" overhang for seating
- Full-height cabinetry extending to the ceiling
- Extended cabinetry with built-in coffee bar
- Water line plumbed for an integrated espresso/coffee system
- Rear entry drop zone with bench and drawer storage
- Premium 35" wide upgraded cabinet drawers (x2)
- 5-burner gas range
- Chef's Kitchen package
- Oversized single-basin sink
- Designer faucet (water filter)
- Bluetooth/smart range fan
- Built-in secretary desk for organization and daily living

### Living Room Luxury

- 60" architectural bump-out for a dramatic media wall
- 48" electric fireplace with modern surround

- Inset TV niche accommodating up to a 55" display
- Full-motion TV mount (supports up to 120 lbs) for multi-angle viewing
- Custom window shades with floor-to-ceiling drapery panels
- In-floor electrical outlet for seamless furniture placement
- 9-ft interior doors throughout

### **Primary Suite Retreat**

- Designer wall sconces
- Smart-lighting integration
- Custom window shades
- Luxury wallpaper accent
- Upgraded spa-inspired shower
- Dual vanities
- Upgraded lighting package
- Spacious walk-in closet with custom built-ins
- Extended-depth closet design for enhanced storage

### **Media Room Experience**

- Pre-wired for immersive surround sound (front + ceiling)
- Designer wall sconces
- Sound-suppression/Acoustic Paneled wall for an elevated cinematic experience
- Power + CAT5 wiring for a wall-mounted display

### **Additional Interior Appointments**

- Bonus room pre-wired for wall-mounted TV
- Game room/Loft plumbed for a future wet bar (water + drainage)
- Pre-wire for ceiling speakers
- Three WiFi access points, including back patio — ideal for WFH, 4K streaming, and gaming
- Upgraded tile and countertops in all bathrooms
- Upgraded main-floor tile
- Luxury carpet with premium anti-soak padding
- Double-plywood subfloor upstairs for enhanced stability
- Upgraded staircase with wood bottom step and wood end caps
- Open loft with iron railing
- Upgraded lighting throughout
- Premium door hardware
- Smart door locks with cameras (front + back)
- Enhanced WiFi system supporting full camera network
- CAT5 pre-wire for exterior security cameras (upper corners)
- Dual thermostats (upstairs + downstairs)

**🚗 Garage & Exterior Utilities**

- 3-car garage
- Full irrigation system
- Two exterior water spigots
- Three exterior GFCI outlets

