



30310 WHISTLING LN, FULSHEAR TX 77441

Over \$25,000 in Premium Move-In Ready Upgrades

Welcome to this stunning 2024 Highland Home featuring thoughtfully selected post-construction upgrades designed to enhance comfort, functionality, and luxury living. Every major enhancement has already been completed, saving future homeowners valuable time, money, and contractor delays.

Premium Outdoor Living & Entertainment

- **Extended Back Patio:** Spacious outdoor footprint ideal for entertaining and relaxing.
- **Screened & Tiled Finish:** Enjoy year-round bug-free outdoor dining with a beautifully finished tiled surface.
- **Built-In Gas Stub:** Ready for a future outdoor kitchen or grill setup.
- **Seamless Indoor-Outdoor Flow:** Upgraded sliding glass doors create a luxury open-concept feel.
- **Architectural Lighting:** Professionally installed soffit and landscape lighting elevate curb appeal.

Designer Window Treatments & Finishes

- **Zebra Shades:** Modern custom-fitted shades provide privacy and natural light control.
- **Premium Window Blinds:** Installed throughout all bedrooms for move-in convenience.
- **Energy Efficiency:** Ceiling fans added throughout the home to improve comfort and efficiency.

Storm Preparedness & Infrastructure

- **50-Amp Generator Outlet:** Pre-wired generator hookup ready for Texas weather.
- **Advanced Drainage:** Professionally engineered French drain system.
- **Whole-Home Water Softener:** Added protection for appliances, plumbing, and everyday comfort.

Garage Storage & Functionality

- **4 Overhead Storage Racks:** Heavy-duty ceiling-mounted storage maximizes usable garage space.

The Value Advantage

At **3,280 square feet**, this 5-bedroom, 4-bathroom home offers exceptional value within Fulbrook on Fulshear Creek. With premium upgrades already completed and included in the purchase price, buyers can enjoy a truly turnkey luxury living experience from day one.