

# Upgrades & Features

## FEATURES:

- Beautiful 3 bedroom, 2 bath stucco home offering timeless appeal with a neatly manicured lawn and inviting curb appeal
- Ideally located on a quiet cul-de-sac street, just a short golf cart ride from the country club and neighborhood amenities
- Spacious foyer features tall ceilings, elegant crown molding, a coat closet and an arched transom window that keeps the space light and bright
- The living room showcases a warm fireplace flanked by custom-built cabinetry and a stunning wall of windows that fills the space with abundant natural light.
- The chef's kitchen opens seamlessly to the living room and features a huge breakfast bar, gorgeous granite countertops, a stunning backsplash, stainless steel appliances, and abundant storage throughout.
- Spacious breakfast/dining room with a wall-of-windows overlooks the backyard.
- Generously sized owner's retreat with beautifully updated flooring, a huge walk-in closet, and French door access to the patio and backyard
- Owner's ensuite bath is beautifully updated and features dual sinks, granite counters, a relaxing soaking tub and a frameless walk-in shower with two spray heads
- Two secondary bedrooms are tucked down a private hallway and share an updated full bath
- Convenient Texas basement (walk-up attic) located just off the laundry room provides excellent storage space and easy access.
- Covered outdoor patio with a ceiling fan, provides a comfortable space for relaxing or entertaining year-round.
- Open- concept layout
- Split floorplan
- Tall ceilings
- Crown molding throughout main living areas and primary bedroom
- Many updated windows
- Updated water heater (approximately 5 years)
- Current owner updated the A/C system (2024)

## UPDATES BY PREVIOUS OWNER:

- Repainted the interior of the home
- Updated the kitchen with new granite countertops, appliances, backsplash, hardware, and light fixture (removed the outdated fluorescent light)
- Updated the light fixture in the breakfast/dining room
- Updated the flooring in all three bedrooms
- Updated both bathroom countertops to granite, replaced plumbing fixtures, light fixtures and hardware



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*Sarah Conway Properties Team*

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- Updated the primary bathroom shower with frameless glass
- Replaced the water heater (approx. 5 years)
- Updated many windows

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