

# 10107 LLANO RIVER LANE

## Upgrades:

Resort-style pool and oversized hot tub

Recently re stained Pergola with transparent top

Outdoor gas Fireplace and brick surround with cedar details

Outdoor grill and storage area

Whole home 26kW generator

Polyaspartic garage floor coating

Stamped concrete sidewalk and driveway accents

Upgraded 18 ft wide insulated steel garage door

Whole home electrical surge protector

Zoysia grass (replaced all) and extensive landscaping

Window tinting on all front and back windows

Custom 4" wood shutters throughout home

Soft close drawers and cabinets

HVAC UV air purification system

Interior and exterior paint

Electrical outlets in scullery pantry

## Impressive Custom-built Features:

One-of-a-kind home by Braziel Custom Builders

Only one direct neighbor, no back neighbors

BIBs Insulation System

Tankless on demand hot water system

PEX plumbing system

Low-E double pane windows

Real hickory hardwood floors

GAF Timberline lifetime composition shingles

Ventless Heatilator fireplace system

Direct access from backyard gate to 4-acre park with playground, trails, and lake

Oversized tandem 3-car garage

Non Realty items that can remain: Golf cart, Kitchen refrigerator, mini beverage refrigerator, 5 cameras (with 3 extra camera capability system), generator, and 2 mounted TVs

Please ask for further details or items that are of interest!