

1720 Tanner Brook Lane

features and upgrades



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- ◆ Professionally designed former luxury model home with over \$300,000 in curated designer selections and upgrades
- ◆ Striking painted brick exterior with Blanco chopped stone accents and full gutter system
- ◆ Dramatic 16' multi-panel sliding glass doors creating seamless indoor-outdoor living
- ◆ Expansive covered patio and covered balcony designed for elevated entertaining with lake views
- ◆ Belgard charcoal paver patio and front porch with designer straight-lay pattern
- ◆ Sophisticated double front entry doors with contemporary black finish and clear glass
- ◆ Wide-plank 9" white oak flooring throughout main living areas in Tidal Oak finish
- ◆ Two custom-stained wood staircases with luxe modern transitional railings and satin black stair parts
- ◆ Designer kitchen featuring dual Cambria Ironsbridge waterfall islands with square-edge finish
- ◆ Kentmoore Level 2 custom cabinetry in Extra White with stacked uppers, glass display cabinetry, framed island backs, and soft-close drawers throughout
- ◆ Cafe Series appliance package including 36" gas cooktop, double convection ovens, built-in microwave, custom vent hood, dishwasher, and counter-depth refrigerator
- ◆ Beverage center and Kohler white farmhouse sink with matte black Moen Align faucet
- ◆ Elegant satin brass and midnight black designer lighting selections throughout
- ◆ Custom accent paint, designer wallpaper, and curated luxury finishes throughout the home
- ◆ Private hearth room fireplace with gas logs and remote control
- ◆ Spa-inspired owner's retreat with bay window, freestanding soaking tub, oversized shower, upgraded tile selections, and premium matte black plumbing fixtures
- ◆ Five full baths plus two half baths with upgraded cabinetry, fixtures, and designer mirrors
- ◆ Whole-home smart technology package featuring integrated audio/video, Control4 automation, CAT6 wiring, security system, cameras, WiFi access points, and distributed speaker system
- ◆ Dedicated media room with surround sound package and custom wall sconces
- ◆ Pre-plumbed future outdoor kitchen with dedicated electrical and gas connections
- ◆ Professionally installed landscape lighting package enhancing curb appeal and evening ambiance
- ◆ Tankless water heater and upgraded TM LiveWell smart home features including whole house air filtration
- ◆ Custom barn doors, designer hardware, upgraded interior doors, and thoughtfully curated luxury details throughout
- ◆ Zoned to highly desirable Friendswood ISD and no MUD tax