

6407 Burning Tree Drive - Features & Updates

Interior Features & Updates

- 2016 - Roof replaced with GAF architectural composite shingles, ridge vents, and roof turbine vents. New rain gutters.
- 2017 - Patio extended and upgraded with outdoor tiles, overlooking the expansive backyard and golf course
- 2017 - Complete kitchen and breakfast area remodeled with new cabinets, hardware, fixtures, appliances, tiles, and countertops (open floor plan)
- 2017 - Mini-dry bar with cabinets, wine rack, and accent lighting
- 2017 - Primary, Guest and Hall baths completely remodeled with walk-in glass showers, two (2) recessed medicine cabinets (in primary), new vanity, light fixtures, hardware, and upgraded PEX plumbing.
- 2017 - Engineered hardwood floor installed in all four (4) bedrooms, new tiling in kitchen and breakfast areas.
- 2017 - New double front doors, French doors (and side lites), and breakfast area picture window overlooking a beautiful golf course.
- 2018-19 - New low-E double-paned windows were installed for the entire home. Interior shutters installed for bay windows in dining area, white faux-blinds for entire home

Exterior & Structural Improvements

- 2017 - Entire home plumbing replaced with PEX piping for hot & cold water lines, including exterior water faucets
- 2017 - Entire home sewer pipes replaced with PVC, including replacing the concrete pipe drop from the house to the public sewer line.
- 2017 - New electrical breaker box installed
- 2026 - Foundation repaired with transferable warranty (uploaded to MLS)

Mechanical & Maintenance Updates

- 2023 - New water heater installed
- 2025 - New A/C Condenser (Trane 5-ton) unit installed
- 2025 - New garage door openers/springs installed on both doors and rebalanced
- 2026 - Freshly painted closets, utility room, fireplace cabinets, guest and hall bedrooms, and garage.
- 2026 - New smoke and carbon monoxide detectors (6) installed throughout the home.

- 2026 - Front-yard landscape refreshed, bushes and front trees trimmed

Additional Highlights

- Approximately 0.48-acre lot with no back neighbors and unobstructed view of the golf course. Plenty of shade trees in front and on the south side of the house, and a mature pecan tree in the backyard.
- Property fully fenced in with wrought iron picket fence, wrought iron gate for driveway with automatic gate opener, and two walk-in iron gates.
- Bonus feature: (2) refrigerators in the kitchen and utility room are included
- Bonus feature: Electric washer and dryer in the utility room included
- Bonus feature: Blackout drapes in all bedrooms are included