

*Upgrades & Updates*

# 10206 Texas Sage Way

TOWNE LAKE

- ✔ Pool, hot tub, extended patio and pergola- it has auto fill, Intelli touch system & led color changing/programmable lights
- ✔ Roof replaced in 2024 w/ 13 years of transferable warranty
- ✔ Wood floors in primary 2025
- ✔ Plantation shutters in front of home and custom window treatments in back of home
- ✔ Custom cabinetry in kitchen with coffee bar and hidden pull out cabinet for small appliances 2025
- ✔ Quartz counters and backsplash in kitchen and bathrooms 2025
- ✔ Custom built-ins in dining/study
- ✔ Smart light switches for front walk/porch lights, christmas light plugs and entry.
- ✔ Remote controlled lights in master above nights stands - LED/battery operated
- ✔ New ceiling fans and lights in all living areas and primary bedroom
- ✔ Storage shed in backyard
- ✔ Garage storage racks
- ✔ Water softener