



Feature List

General

- Unrestricted 1.5-acre lot
- Private fenced entrance to 340-acre Burroughs Park
- No MUD taxes
- 2" x 6" exterior walls
- Spray Foam Insulation - 3.5" exterior walls / 5.5" in attic
- Third party Inspections
- 2/10-year Builders warranty (details available upon request)
- SEER2 – 17 Variable Speed HVAC system with Heat Pump
- Blink Smart Security lighting with video camera
- Blink Smart doorbell with video camera
- 10 zone Irrigation system
- 60' front and back porches with Tongue & Groove, stained ceilings and wood fans
- Fenced in mechanical area for all external equipment
- Customer landscape lighting
- 3 car Oversized garage with Epoxied floors and smart garage door openers
- 32' garage back out zone; 18' wide driveways and 5' walking path
- Plumbing for water softener
- On-demand water heater with whole house recirculating

Special Features

- Latest generation and highest capacity Generac generator 28KW with 7yr warranty
- Outdoor kitchen with 40" grill, griddle, refrigerator, sink and granite countertop
- Bedroom with secret Hidden room

Main Living Areas

- 8' Double Mahogany Doors with smart lock
- 12' sliding back doors
- Engineered hardwood white oak floors throughout with tile in wet areas
- Custom Beams and shelving in living room and shiplap accent walls
- Full wood casing on all windows
- 8" baseboard downstairs and 6" upstairs
- Cased opening between Living room and Kitchen
- Gas Fireplace with independent thermostat and remote control
- Thor Appliances including
 - 48" Gourmet 6 burner stove with griddle and double convection ovens
 - Built-in Drawer Microwave

- Commercial grade 650CFM vent hood with remote control
- 10' x 5' Island with storage on both sides and seating for 5
- Spice Drawer and Double Trash Drawer included
- Touch operated Delta Faucet
- Walk-in Pantry designed to accommodate countertop appliances
- Custom Trim Design in office
- Custom mud room built-ins and utility room storage

Master Suite

- Custom beams and Wainscoting
- Walk through double shower
- Tile accent wall
- Oversized soaking tub
- Smart mirrors
- California style built in master closet

Upstairs

- Larger Bedrooms
- Media Room (Smart tech ready) with custom built-ins and shelving
- Engineered Hardwood white oak floors throughout with tile in wet areas and Berber carpet in bedrooms and media room
- Walk-in Attic with subflooring for storage