

FEATURES

IMPROVEMENT HIGHLIGHTS

- Roof replaced (2022)
- Generac whole-home generator (2024)
- Aerobic septic system replaced (2024)
- Windows replaced (2022)
- Kitchen updated (2022)
- Outdoor kitchen added (2023)
- Replaced custom iron double doors (2023–2024)
- Wood-look tile flooring installed throughout the first floor
- Pool resurfaced with PebbleTec
- Updated travertine pavers
- Fireplaces updated with stone surrounds & new gas logs (family room & living room)
- All ceiling fans replaced (2024)
- Extensive landscaping enhancements
- Surround sound system (inside & out)
- Recessed lighting added throughout the first floor, back patio & carport with dimmers
- Full-yard sprinkler system replaced
- Fence replaced with stone columns & iron fencing (2024)
- Two heating units replaced (2023)
- Two water heaters replaced (2023)
- Electrical breakers upgraded for increased capacity

EXTERIOR FEATURES

- Extensive Hill Country-inspired landscaping
- Resort-style PebbleTec pool
- Travertine pavers
- Multiple covered outdoor living spaces
- Nightscape lighting (front & back)
- Mosquito misting system
- 4-car carport with epoxy flooring
- Gutters

OUTDOOR LIVING PAVILION

- Covered dining & lounge areas
- Wood-plank ceiling
- Stone fireplace with mounted TV
- Full outdoor kitchen with granite countertops
- Built-in grill, side burner, refrigerator, ice maker & sink
- Oversized granite island with bar seating
- Two custom windmill fans
- Surround sound
- Updated pool bath
- BBQ smoker
- Metal roof

PARTY BARN (Approx. 1,500 Sqft)

- Private driveway entrance
- Two covered patios
- Open-concept entertaining space
- Wood plank walls
- Industrial-style metal ceiling
- Exposed wood beams
- Polished concrete floors
- Full kitchen featuring:
 - Oversized island with seating
 - Refrigerator
 - Dishwasher
 - Utility basin sink
 - Black shaker cabinetry
 - Floating display shelves with accent lighting
- Half bath
- Three storage rooms, including:
 - One oversized storage room
 - One storage room with custom shelving for storage bins
 - Dedicated craft room
- Double sliding glass doors
- Flagstone patio with fire pit
- Metal roof

INTERIOR

- All interior doors replaced
- Windows replaced
- Updated light fixtures & recessed lighting
- Wood-look tile flooring throughout the first floor
- All toilets replaced

ENTRY

- Custom iron double front doors
- Updated light fixture
- Built-in safe
- Updated staircase with hardwoods & custom banister
- Formal dining room with large picture windows

FAMILY ROOM

- Stately floor-to-ceiling stone fireplace
- Exposed wood beam ceiling
- Custom built-in entertainment center with wood cabinetry
- Large picture windows

FORMAL LIVING

- Custom wood accent wall
- Floor-to-ceiling stone fireplace
- Floating wood mantel
- Large picture windows
- French doors opening to the outdoor living spaces
- Open-concept ideal for entertaining

WET BAR

- Custom built-in cabinetry
- Wine refrigerator
- Ice maker
- Sink
- Floating wood display shelves

KITCHEN

- Kitchen updated (2022)
- Extended custom cabinetry
- 42" ceiling-height wood cabinetry
- Kitchen Island
- Stainless steel appliances
- Built-in refrigerator
- Double ovens
- Oversized walk-in pantry
- Breakfast room

POWDER BATH

- Grasscloth accent wallpaper
- Wood-plank ceiling

PRIMARY SUITE

- First floor primary suite
- Plantation shutters
- Spacious glass-enclosed shower
- Dual vanities
- Large walk-in closet with organizational shelving

LAUNDRY ROOM

- Built-in cabinetry & counter top
- Utility sink
- Custom door for laundry room

UPSTAIRS

- Three secondary bedrooms
 - Updated carpet
 - Window seats with built-in storage
 - Middle secondary bedroom with custom built-in organization system
- Hardwood hallway flooring
- Hollywood bath featuring:
 - Black shaker cabinetry
 - Dual sinks in both vanities
 - Separate tub & shower