



2203 DRAYCUTT DRIVE

UPGRADED HOME FEATURES

items that have been replaced and creature comforts

- ★ Custom Plantation wood shutters with 4-inch wide louvers throughout the home, including a divider rail - allowing the bottom to be closed separately from the top - for flexible light and privacy control
- ★ Serious crown molding throughout the home in every room, even in the laundry room!
- ★ Tray ceiling in the foyer
- ★ Solid 8 foot wood double front doors with iron detail and muted glass for extra privacy
- ★ Wide plank engineered hardwood flooring with a hand-scraped and distressed finish in dining room, study and primary bedroom
- ★ Recessed lighting upgraded to LED lighting
- ★ 5 burner gas cooktop
- ★ Stainless steel appliances
- ★ Undercabinet lighting in the kitchen
- ★ Extra large walk-in pantry (large enough to sleep in!)
- ★ Flush mount surround sound speakers in the living room
- ★ Butler's pantry
- ★ Double oven system with convection cooking capability
- ★ Built-in microwave
- ★ Extra deep cabinets for pots & pans
- ★ Huge Gameroom/Media room/Workout room/Guest space/Entertaining room with French doors located right off the kitchen
- ★ 2 hot water heaters
- ★ 2 HVAC systems - Primary suite on its own HVAC system
- ★ Primary en-suite bathroom has a huge frameless shower with upgraded shower-guard glass - lifetime warranty
- ★ Vanity area in primary bath
- ★ All elongated toilets
- ★ Texas basement style storage in one of the secondary bedrooms
- ★ Guest suite in its own "wing" with an en-suite bathroom
- ★ Brick on the sides and back of the home = minimal painting
- ★ Reading/Homework desk with built-in bookshelves outside secondary bedrooms



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items that have been replaced and creature comforts

- ★ 6 inch gutters on the front, back and sides - tied into a drainage system which terminates at the street
- ★ 3 car oversized tandem garage has a "bump-out" upgrade on the side to make it even more spacious
- ★ Garage has a custom tennis-ball parking safety feature on one side
- ★ 220V in the garage
- ★ Garage refrigerator (not included) is plugged into a separate GFCI
- ★ Extra insulation over the garage
- ★ Pool has an Aqualink remote and an app to control the pool equipment
- ★ Pool has a freeze protection system
- ★ Pool is 3'-5' deep (Approximately 5' deep nearest to the spa)
- ★ Pool equipment in its own fenced-in area - NOT located outside any bedroom walls
- ★ Large swimming pool with a stacked stone accent wall and dual waterfall features
- ★ Travertine surface under covered patio and around the pool
- ★ Storage shed in the back yard can stay with the home
- ★ Ginormous covered patio with recessed lighting and dual ceiling fans
- ★ NO back neighbors and no neighbors on one side = more privacy and an unobstructed view

★ Items Replaced

- ★ Pool heater replaced in 2021
- ★ Pool cartridge filter replaced in 2024
- ★ Air bubbler - replaced in 2025
- ★ Water feature pump - replaced in 2025
- ★ HVAC system - large one replaced in 2025 – coil, condenser and plenum



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