drg DESIGNED REALTY GROUP

UPGRADES & FEATURES

507 APPOMATTOX PARK, CONROE TX 77302

BUILDER: LABARGE CUSTOM HOMES

Exterior:

Tile Roof
Elevator to 2nd floor storage area which is 659 SF climate controlled
3-car garage with tile floors and AC/Heat and Corkboard walls
Copper gutters, downspouts and dormers
Generator 25 KW
Tankless Hot Water Heater
Water Softner
Hunter sprinkler system throughout property including large flower pots which are included in sale.

Dipping heated pool/spa with bi-fold adjusting doors to enclose or open Cabana Area; Heaters in ceiling; Plexiglass for each top end to enclose and keep this area warm; outdoor furniture by spa included.

Speaker rocks near spa area.
Landscaping just updated with winter flowers/plants and new mulch.
Door Bird app for front door.
Lighted outlets throughout home.

Interior:

Lutron Smart Home – You can control it all from the app including drapes, lights, AC, alarm and more! Electronic closet in hallway. All equipment included.

Plantation Shutters or auto drapes throughout home. Black out drapes in primary bedroom.

Marble flooring or wood flooring throughout majority of home.
Matching luxury rugs in main living areas are included.
Motion sensor lighting for pantry and all bathrooms as you enter.
Surround sound system throughout home.
Reverse osmosis system throughout the home on every sink.
Family room, sunroom and sitting room in primary have electrical and phone chargers in floor plugs.
Hallway niche has hidden shelf for safety/important items.
Built in Apple Ipad to run the home on wall entering Sunroom.
Art lighting.

Family:

Custom built in cabinets and shelving with under cabinet lighting.
Gas log brick fireplace. TV and surround sound bar are included.

Kitchen:

Thermador appliances including warming drawer; pot filler, Sub Zero Refrigerator, Sub Zero Freezer
Small appliance storage with pull out drawers.
Storage under island with pull out drawers.
Vent hood controls in left drawer if you cannot reach above.
Two pull out spice drawers – each side of cooktop
Double pull out trash cans on island.
Pantry with ladder, pull out drawers and key holders
Barstools are included.
Undercounter and toe kick lighting.

Sunroom:

Lynx Grill and all grilling accessories – literally never been used.
Spice racks on each side of grill.
Wine/drink fridge, sink, warming tray and ice machine.
Gas log brick fireplace.
Bench seating with storage under.
Custom Lutron shutters and blinds.
85" TV included with sale.

Bar:

Ice machine. Sink. Wine refrigerator. Drink refrigerator.
Coffee bar with commercial grade Keurig and built in water line.
Barstools are included.

Primary Bedroom:

Sitting area with direct access to outdoor area and spa.
Spacious walk in closet with built in storage with direct access into the utility room
Electric fireplace.
Rugs and TVs included.
Toe kick lights under sink areas.
Auto Shades/Blackout Shades.
Chandelier over bath tub
Car wash shower
Custom closet with ladder, drawers, parlor swinging door to utility room