Features, Updates & Improvements

7802 Mesquite Hill Ln.

Features

Gourmet island Kitchen with stainless appliances, 42" cabinets, gas cooktop, convection oven and under cabinet lighting
Stone fireplace featuring distressed Alder wood mantel & gas logs
50-amp plug and textured epoxy flooring in full sized 3-car garage
Refinished wood floors in Formal Dining, Foyer & Living Room
Playground mulch pit in backyard
Covered back patio with gas plumb-out
Brick exterior
Raised tray ceiling and built-in window nook in spacious Primary Bedroom
Dual sinks, makeup/vanity area, framed mirrors, soaking tub and oversized shower in Primary Bath
Inside and outside camera system
Insulated garage & doors with 2-Ton variable speed, wifi enabled, mini-split (A/C & heat)
RHEEM water softner
2-40 gallon gas water heaters
Zoned to award winning schools and minutes from Grand Parkway & US59
Secondary baths with granite countertops, tiled showers & framed mirrors
Nature trails, 7 acre amenity lake, and community pool with covered pavilion and playground
Community drainage & detention system (no flooding)
Full yard sprinkler system
Crown molding

Updates & Improvements

Neutral interior paint	2026
Resurfaced & stained hardwood floors	2026
2-Ton variable speed, wifi enabled, mini-split (A/C & heat)	2026
Powerwashed exterior brick, driveway, patio, walkways and cleaned gutters	2026
Painted garage doors	2026
Fresh carpet and padding in Primary Bedroom, Study & Front Bedroom	2026
Installed new GE dishwasher	2025
Vinyl plank flooring in back secondary bedrooms	2023
50-AMP plug in garage	
RHEEM Water Softner	
Interior & Exterior mounted camera system with monitors & components	

Melody Longhofer
REALTOR®
832.475.7244
mlonghofer73@gmail.com

CB&A | REALTORS

Updated 11.5.26