



Property Features & Upgrades

Property Overview

- 4 Bedrooms — Primary suite on the main floor with three additional bedrooms upstairs
- 3 Full Bathrooms + 1 Half Bathroom
- 3,004 Sq. Ft. of living space
- 0.46-Acre Lot offering generous outdoor space and privacy
- Dedicated Home Office with glass-front French doors and wood accent wall
- Large Upstairs Bonus Room — ideal for a game room, media room, or second living area
- Additional Upstairs Nook — perfect for a reading area, homework space, or small office
- Upstairs Catwalk overlooking the two-story living room
- Main-Floor Laundry Room with custom shelving and built-in laundry shelf
- 3-Car Garage with shelving, workshop setup, and hanging storage
- Private Pool & Hot Tub
- Fire Pit & Sitting Area
- Covered Poolside Entertainment Patio with TV, Wi-Fi wiring, dual refrigerators, serving counter, and privacy curtains
- Upstairs Tiled Balcony/Patio with golf course views

Major Home Updates

Roof — June 2025

- New roof installed June 2025, offering buyers the benefit of a major recent home improvement
- Atlas Pinnacle® Pristine shingles, combining attractive curb appeal with enhanced durability and long-term protection
- Wind resistance rated up to 130 mph, an especially valuable feature for unpredictable Texas weather
- Enhanced impact resistance provides additional protection during hail and severe storms
- Features 3M™ Scotchgard™ Protector technology, designed to help prevent algae growth and reduce the black streaking commonly seen on aging roofs

Water Heaters — April 2025

- New water heater installed April 2025
- Automatic water shut-off systems installed on both water heaters, providing an added layer of protection and peace of mind
- Drain pans installed and configured to drain safely to the exterior of the home

Interior Updates — April 2025

- New carpet installed throughout applicable areas for a fresh, updated feel
- Upgraded with an additional layer of padding, providing extra softness and comfort underfoot

Interior Features

- Tilt-in windows throughout, making routine cleaning and maintenance easier
- Durable tile flooring throughout the main living areas, ideal for everyday living and easy upkeep
- Spacious two-story layout designed with a comfortable balance of open gathering spaces and private retreats
- A beautiful upstairs catwalk overlooks the living room, adding character and visual interest to the open-concept design
- Convenient main-floor storage closet provides additional space
- Main-floor half bathroom is conveniently positioned for guests

Gourmet kitchen

- Beautiful gray quartz countertops provide generous prep space and a clean, timeless look
- Classic subway tile backsplash complements the kitchen finishes
- Large farmhouse sink adds both style and functionality
- Coordinating stainless steel appliances
- Separate Gas range & Double ovens with built-in Wi-Fi, perfect for entertaining and preparing multiple dishes at once
- Convenient built-in microwave
- Large pantry provides plenty of room for groceries, small appliances, and kitchen essentials
- Casual eat-in kitchen area creates a comfortable spot for everyday living

Main Living Room

- High clerestory windows bringing natural light into the two-story living room
- Striking gas fireplace with stonework creates a warm focal point for the main living space
- Vaulted, high ceilings enhance the open and spacious feel of the room
- Ceiling fan for added comfort
- Open sightlines to the upstairs catwalk give the living area a dramatic two-story feel

Primary Suite

- Spacious primary bedroom with four windows, allowing plenty of natural light into the room
- Private primary bathroom designed with both comfort and functionality in mind
- Dual sinks with a dedicated center vanity seating area provide separate prep spaces, convenient storage, and a comfortable spot for getting ready.
- Large walk-in closet offers generous wardrobe and storage space
- Relaxing soaking tub provides the perfect place to unwind
- Separate glass-enclosed walk-in shower creates a clean, modern look while providing everyday convenience

Home Office

- Dedicated main-floor office provides a comfortable space for working from home,
- Glass-front French doors allow natural light to flow through while still providing separation from the main living areas
- Stylish wood accent wall adds warmth and personality to the space

Laundry Room

- Conveniently located on the main floor
- High custom shelving maximizes storage and helps keep laundry essentials organized
- Custom real wood countertop installed over the washer and dryer provides a beautiful and functional surface for folding, sorting, and organizing laundry.

Upstairs Bonus & Nook Spaces

- Large bonus room provides valuable additional living space that can easily adapt as needs change
- Plenty of possibilities for a game room, media/theater room, playroom, hobby space, or second living area
- Additional upstairs nook creates another flexible area ideal for a reading corner, homework station, or compact home office
- Beautiful catwalk overlooking the high-ceiling living room below connects the upstairs spaces while maintaining the home's open and airy feel

Upstairs Bedrooms & Bathrooms

- Three secondary bedrooms upstairs, providing separation from the main-floor primary suite
- Two full bathrooms upstairs offer added convenience for family members and overnight guests
- Two bedrooms share a convenient Jack-and-Jill bathroom setup
- Third upstairs bedroom has access to the additional full bathroom
- Flexible upstairs configuration works well for bedrooms, guest accommodations, or additional work-from-home space





Exterior Features

Pool & Outdoor Entertaining

- Backyard pool with a separate hot tub, creating a private outdoor retreat perfect for relaxing, entertaining, and enjoying the Texas sunshine.
- Beautiful pool lighting transforms the backyard in the evenings and creates an inviting atmosphere for nighttime swimming and entertaining
- Dedicated sitting area with fire pit provides a cozy gathering spot for cool evenings, conversation, and relaxing poolside
- Spacious covered patio in the pool area offers a welcome escape from the Texas heat and provides comfortable shaded outdoor living space
- Outdoor TV setup makes the covered patio a great spot for watching games, movies, or entertaining while enjoying the pool
- Patio is wired for Wi-Fi, helping provide a strong, clear connection for streaming and outdoor entertainment
- Privacy curtains around the covered patio offer additional shade and create a more secluded outdoor retreat
- Built-in dual refrigerators keep cold drinks and refreshments conveniently within reach without having to head back inside
- Built-in countertop area provides convenient space for serving food, preparing drinks, and entertaining guests

A thoughtfully designed outdoor setup that brings together swimming, dining, entertaining, and relaxation in one backyard space

Three-Car Garage

- Spacious three-car garage provides room for vehicles, storage, hobbies, and projects
- Existing garage shelving conveys, offering ready-to-use organization
- Current workshop setup conveys, making the space especially functional for DIY projects and hobbies
- Hanging storage brackets convey, providing additional organization and helping maximize usable garage space

An excellent combination of parking, storage, and functional workspace

Landscaping & Irrigation

- Trees added along the backyard fence line in May 2021, with each tree supported by its own dedicated sprinkler head for consistent watering, helping maintain healthy greenery while creating a more private and inviting outdoor setting.
- Rain Bird ESP-ME3 sprinkler system makes maintaining the landscaping more convenient
- Extensive 16-zone irrigation system allows different areas of the property to be watered efficiently
- Sprinkler system can be conveniently managed through either the mobile app or control panel

Smart Home Technology

- Vivint Smart Home system adds modern convenience and connected home features
- 3 exterior security cameras provide additional visibility around the property
- Video doorbell camera allows convenient monitoring of the front entry
- 2 connected smart thermostats make temperature management easy and convenient
- Integrated alarm system
- Central wall-mounted touchscreen control panel provides convenient access to connected features
- Interior glass-break detectors provide an additional layer of security