



Royal Shores

6106 Majestic Hill Drive

This fabulous home has numerous upgrades! Please refer to the amenities listed on the following pages!

Appliances

- Kitchen Aid side by side stainless refrigerator/freezer
 - Kitchen Aid stainless dishwasher
- Kitchen Aid 5-burner Gas cook top, travertine Backsplash with inlays & stainless vent hood
 - Kitchen Aid dual convection ovens
 - Dual water heaters
 - Kitchen Aid microwave

Kitchen

- Upgraded granite counter tops
 - Island kitchen
 - Two tone cabinetry
- Upgraded tile inlays in kitchen backsplash
 - Stainless Steel Sink
 - Tile Flooring
 - Crown Molding

Great Room

- Wired for surround sound, ceiling speakers
- Built-in Entertainment center to accommodate large television
- Stacked stone gas log fireplace—see through to dining room
 - Window Treatments
 - Tile flooring
 - Crown Molding
- Large picture windows looking over the pool



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Utility Room

- Accommodates an oversized washer and dryer
- Stainless steel sink with extra counter space, lots of cabinets and drawers
 - Large closet
 - Nearby Mud Room with built in storage
- Tile flooring extended through great room, kitchen, mud room and laundry room

Dining Room

- Built in butler's cabinet with granite countertop
 - Wine fridge built into butler's cabinet
 - Crown Molding
 - Tile flooring
 - Large windows overlooking pool
 - Custom window coverings
- Fireplace—see through to the kitchen area
- Double glass French doors that open to the breakfast/kitchen area

Entry

- Custom double entry doors
 - Chandelier
 - Tile flooring
 - Crown molding
- Landing staircase
 - Iron balusters
- Powder bath with cabinet style sink off entry



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Master Bedroom

- Carpeted flooring
- Accent lighting in ceiling
- Premium ceiling fan
 - Wood blinds
 - Sitting area
- Crown molding

Master Bath

- His & Her vanities with upgraded countertops
 - Jetted oversized tub
- Hidden TV built in behind bathroom mirror
- Large walk in shower with decorative tile work, frameless glass
 - Premium lighting
 - Custom built-ins for extra storage
 - Tile flooring
- Large walk in closet with extra storage
 - Framed mirrors

2nd Master—Downstairs

- 2nd master located off family room
 - Full bath
- Upgraded counters, shower, extra storage
 - Framed mirror
- Door to back patio and pool area
 - Closet Storage
 - Wood blinds



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Office

- Custom built-in shelving
 - Wood flooring
 - Wood blinds
- Premium ceiling fan
- Detailed wall molding
 - Crown molding

Game Room

- Built-in entertainment center to accommodate large TV
 - Ceiling fan with lighting
 - Wood blinds
 - Carpeting
- Built-in desk with upper cabinets and storage

Upstairs Bedrooms

- Ceiling fans in both bedrooms
- Carpeting in all bedrooms and closets
 - Tile in all upstairs bathrooms
 - Wood blinds
- First bedroom has en-suite bathroom, 2nd bath has Jack and Jill bathroom to the hallway with separate vanity areas
 - Upgraded counter top in both bathrooms
 - Large walk-in closets
- Tiled showers in bathrooms with accents—bathroom 2 has never been used
 - Texas basements off of both bedrooms
 - Tons of storage in the closets
- Bonus room upstairs could be an extra bedroom, media room, workout area, craft room—so many options



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Exterior

- Stamped concrete driveway, entry and covered porch with custom front doors
 - Automatic sprinkler system
- Extensive landscaping around the property

Covered Patio

- Decorative stamped stone outdoor covered patio and decking
 - Plenty of room for an outdoor kitchen
 - Ceiling fans and recessed lighting
- Interior access through great room and 2nd master bath

Pool and Spa

- Heated pool and spa
 - Handheld remote for pool equipment
 - Three sheer decent pillar fountains
- Infinity edge hot tub with stacked stone cascading waterfall
- Lots of extra stamped concrete decking surrounds the pool providing different seating areas

Garage

- Three car garage—One single bay, one double bay
 - Suspended shelving added in double bay garage
 - Automatic garage door openers
 - Single bay garage has finished flooring



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Miscellaneous

- Extensive crown molding throughout the entire home
 - Security System/Ring System/Nest
 - 2 walk-in attic spaces
 - Multiple closet storage throughout the home
- Custom blinds and window treatments throughout the home
- USB outlets added in the kitchen, family room, master bath and 2nd master bedroom downstairs
 - Art niches with accent lighting