

**330 Twinstone Circle**

**Coldspring, TX 77331**

**Home Features**

1. Water View Home
2. Keyless Entry At Front Door
3. 1/2" Carpet Pad With Spillguard Protection
4. Crown Molding in entry, dining area and kitchen
5. 5 1/4" Baseboards Throughout Home
6. Granite Countertops - Kitchen and Bathrooms with matching shelf in niche
7. Post Tension Foundation
8. Double Pane Insulated Low E Windows
9. Spray Foam Insulation Throughout Home
10. Covered Back Porch
11. Gutters installed around entire home
12. Gutters with downspouts tied into underground piping on the right side of home for improved drainage
13. 30 year Composition Roof Shingles
14. 9 ft Ceiling with vaulted ceilings in Master Bedroom and Livingroom
15. 18 Gage Stainless Steel Kitchen Sink
16. Under Mount Sinks in Bath Vanities
17. Porcelain Tile Floors with Modern Wood Appearance
18. Pre-wired for Solar Energy
19. Stone veneer accent on front of home and surrounding the electric fireplace
20. Stainless Steel Appliances
21. Antique Bronze Plumbing and Light fixtures throughout home
22. Ceiling fan in all bedrooms
23. Electric Fireplace
24. 16 seer, 3 ton AC unit (sized for spray foam insulation) complete with Lenox warranty on parts
25. Touchless (motion sensing) kitchen faucet
26. 16 ft x 8 ft garage door with automatic opener
27. Pre-wired for surround sound in living room
28. Back porch pre-wired for television
29. Recessed LED lighting throughout home
30. 42" wide bathtub in secondary bath
31. 42" x 6' bathtub in master bath complete with deck mounted faucet and spray handle
32. Decorative Tile in the large 36" x 60" Master Shower
33. 55 gallon (5500 Watt) water heater