



ADVANTAGE

POOL

Self priming dual swim jets that can reach 8-10 MPH.

Pool is 60' long with Oversized Hot Tub

LED lights in pool and spa with ability to pick color & light sequence

Acrylic magic bowls with LED

400,000 BTU heater for pool & spa

Upgraded luxury tile and travertine on a versaille pattern

Upgraded quarts plaster

High efficiency pump for main filter pump saves 80-90% electricity

Equipment still under 3 year transferrable warranty

Screenlogic by Pentair lets you control entire pool system from anywhere.

You can turn on spa heater on the way home from work & it will be hot, ready and waiting for you when you get home

HOME

Four spacious bedrooms all en-suite - Two up Two down, all walk in closets

Extended Master bedroom for sitting area, HUGE closet

Two shower heads in Master on separate HWH

All porcelain tile except bedrooms & gameroom, non sanded grout for easy cleaning

Upgraded carpet & pad, upgraded light fixtures

Soft close drawers & cabinets, built in sheet pan racks, single/double oven

Vivint security system w/ 5 cameras, doorbell camera & app enabled

Offered with refrigerator, washer & dryer

Whole home painted in satin paint vs. flat for easy cleaning

Extra wide hallways for extra furniture peices & tall ceilings

Big office, big dining, big bedrooms, big kitchen, big gameroom, huge back patio, huge master bedroom, huge living room..... TEXAS SIZED!

Massive storage: extra built out closets, dog crate areas, dump room, two pantries, dry bar in gameroom & walk-in attic

Surround sound wired & under cabinet lighting pre-wired

Walk out back gate to walk around the lakes or trails

All four sides are brick

Exclusions: bidet, spice rack, front door knocker & blind, dining curtains