

## Features and Additional Highlights

### Exterior:

- Quiet cul-de-sac in Pine Mill Ranch
- Over 70' wide lot
- Impressive brick and stone elevation
- Professional landscaping (front and back) with matching stone trim in yard to the home
- All brick home 4 sides
- Covered front porch, and two covered back patio spaces for outdoor entertaining or BBQ
- 30 year composition shingle, and full roof gutters
- Exterior home painted, caulked and sealed (2019)
- Sprinkler system front, back, and side yard
- French drain along back patio, and full drainage system along perimeter of property
- Close proximity to schools, parks, and supermarkets
- 3 car garage (tandem) with double wide driveway, porte cochere
- Never flooded, located outside of any flood zone

### Rooms and Layout:

- Entry hall leads past both formal living room and formal dining room
- Two guest bedrooms share a hall bathroom towards front of the home
- Circular/Open flow of the kitchen, breakfast area, "flex" room, and family room
- En-suite guest bedroom perfect for a "mother-in-law-suite."
- Loggia separates the back yard, living room, and master bedroom suite

### Energy Saving Features:

- Single story home easier to regulate temperature
- Radiant barrier TechShield roof decking
- R-30 insulation in attic
- Attic fans (exhaust ventilator) to expel heat during hot days
- Programmable thermostat
- High efficiency 14-SEER AC system
- Insulated low-E windows throughout
- Gas furnace, and gas hot water heater
- New evaporator coil (2018) w/ transferable warranty

### Notable Features

- Hand scraped wood floors in dining room and "flex" room
- Bathrooms renovated with new light fixtures and framed mirrors
- Secondary attic scuttle hole with (storage) decking
- Recessed lighting in kitchen and family room
- All bedrooms with light and fan control switches
- Master bath with whirlpool jetted garden tub and separate shower, double sink vanity
- Island kitchen, upgrades luxury granite, real wood cabinets, gas range
- Pre-wired for alarm system
- Engineered post tension foundation slab
- Designer paint throughout, including painted ceilings and semi-gloss trim
- Leaded glass front door, with additional transome window to allow more natural light
- Diagonal tile pattern
- Gas connections at fireplace
- Zoned to highly rated Katy ISD schools