

10226 Bellago Lane – Upgrades & Features

General:

- Builder = Meritage
- Built = 2009
- Square Feet = 2,835 (Per Appraisal District)
- Lot Size = 7,872 SF
- Bedrooms = 4
- Bathrooms = 2.5
- Garage = 2 Car
- Other = Study, Formal Dining, & HUGE Game Room
- Located in the highly sought after & award winning master planned community of Aliana

The Great Outdoors:

- Situated on a premium corner lot on a cul-de-sac street
- Fantastic curb appeal with upgraded stone & brick elevation accented with unique arches & cedar shutters
- Welcoming covered front patio highlighted by brick pavers, mahogany front door with leaded glass inserts, & anchored by stone columns with arched bricked inserts
- Wood carriage style garage door
- Mature trees & lush landscaping
- Covered back patio
- 6' privacy fence
- Progress exterior lighting at front & rear doors
- King sized brick on most exterior walls
- James Hardie fiber cement siding, soffit, & trim

Quality Finishes, Designer Touches & Functional Floor Plan:

- Thoughtfully designed floor plan with open & inviting spaces & an ease of flow felt throughout the home
- Eye catching architectural elements, raised ceilings, unique arches, & varied ceiling heights throughout the home
- An abundance of oversized windows allow the natural light to flow in throughout the home
- 2" blinds throughout
- Elegant raised panel doors

- Upgraded 5.1 "Home Theatre System Package" includes a 75 watt receiver, three 100 watt Front LCR Proficient Audio Speakers, two 75 watt Rear L&R Proficient Audio Speakers, & 8" Subwoofer
- Upgraded 16" tile floors in the entry, extended entry, formal dining room, family room, kitchen, breakfast room, all bathrooms, & laundry room
- Inviting entryway with soaring ceilings, designer lighting, & architectural details
- Private study with French doors, high ceiling, & a trio of floor to ceiling windows
- Elegant light filled formal dining room complete with designer chandelier, direct access to the kitchen, ample space to entertain, & is flanked by unique arches
- Spacious family room with vaulted ceilings, notable architectural details, cast stone fireplace, HDMI prewire, multi speed ceiling fan, & a wall of windows highlighted by an eye catching transom window dressed in plantation shutters
- Extra-large breakfast room complete with a wall of windows on two sides, designer lighting, & is ideally located between the kitchen, family room, & covered patio
- ENORMOUS upstairs game room with upgraded theatre package, flush mount speakers, elevated ceilings, unique arched entry, & multi speed ceiling fan
- Extra-large secondary bedrooms with elevated sloped ceilings, walk in closet, & ceiling fans
- Secondary bathroom features raised panel cabinets, cultured marble counters, upgraded tile surrounding the tub, & chrome faucet & fixtures
- Powder bath equipped with a pedestal sink, elongated commode, & chrome faucet & fixtures
- HUGE laundry room layered with multi-level upper shelves
- Tons of storage options throughout include a closet off the powder bath, game room, & upstairs hallway
- Full lite back door
- Custom PPG Monarch spray texture wall finish with a neutral color palette
- Multiple attics including a generously sized walk in attic located off the game room
- Gas & electric dryer connections
- Elk architectural roof shingles with 30 year limited warranty
- Honeywell Full Security System with two key pads

Well Appointed Gourmet Kitchen:

- Quality 42" raised panel cabinets accented with custom crown molding trim & hidden hinges
- Tile back splash laid diagonally
- Oversized tile floors
- Stainless steel GE appliances
- Gas cooktop
- Under cabinet lighting
- Recessed can lights
- Abundance of cabinet & counter space
- Stainless steel sink with chrome faucet & pull down vegetable sprayer
- Eat up counter top provides enough room for several barstools
- Expansive open concept

Lavish Master Suite & Luxurious En Suite Bath:

- Spacious first floor master retreat features dramatic vaulted ceilings, a serene color scheme, ceiling fan, & an oversized window accented by an arched transom window with plantation shutters,
- GIGANTIC walk in closet with built in shelves
- His/her sinks + vanity area
- Raised panel cabinets
- Cultured marble countertops
- Walk in shower with chrome trim & cultured marble surround
- Soaking tub with cultured marble surround
- Updated tile floors
- Chrome light fixtures
- Moen chrome faucets
- Medicine cabinet
- Private toilet area with elongated commode
- Large rainglass window provides added privacy while allowing the natural light to flow in

Energy Efficiency Features:

- Vinyl LowE insulated windows with tilt out feature
- Honeywell programmable thermostat
- Carrier 14 SEER HVAC system with Puron refrigerant
- LP Tech Shield Radiant Barrier
- R-30 Blown attic insulation
- R-13 insulation on exterior walls
- R-22 Batt insulation in sloped ceilings
- R-6 Mylar ductwork with mastic seal
- Noveon Flowguard Gold CPVC water supply lines
- Dow sheathing behind brick
- Gas hot water heater

Location & Neighborhood Amenities:

- Easy access to major freeways, shopping, dining, & entertainment options
- Located in one of the nation's top selling master planned communities that was masterfully designed & "handcrafted for living"
- Resort style amenities include multiple pools, splash pads, 24 hour fitness centers, tennis courts, miles of trails surrounding gorgeous waterway systems, & eight different parks
- Two clubs with dynamic features such as premiere party rooms, commercial grade kitchens, & a game room with everything from arcade basketball to air hockey to foosball
- Outdoor areas with sprawling green spaces that host a number of neighborhood events, large covered patio spaces, & outdoor games including corn-hole, giant bowling, badminton, & giant Jenga
- Year round community events include movies on the lawn & in the free form pool, multiple festivals, Slip & Slide Spring Break, family game nights, a year round swim club, & various summer camps
- Club rooms that host various neighborhood clubs & an array of classes ranging from Zumba to karate

****Buyer to verify all specs. All information is per Builder paperwork & neighborhood websites**