

## **1314 ELLA PLACE FEATURES**

**AC REPLACED 2015**

**AC COIL 2017**

**MICROWAVE – APPROX. 5 YEARS**

**ROOMY DEN WITH SURROUND SOUND SPEAKERS**

**LARGE ISLAND KITCHEN W/ GRANITE, CUSTOM WOOD CABINETS, WALK IN PANTRY. GAS COOKTOP AND ELECTRIC OVEN, ISLAND HAS EXTRA STORAGE**

**OPEN FLOOR PLAN WITH LINE OF SIGHT FROM KITCHEN TO DEN**

**PLANTATION SHUTTERS DOWN AND IN MASTER**

**RECESSED LIGHTING, CROWN MOLDING**

**TEXAS SIZED MASTER SUITE. MASTER BATH W/GRANITE, DOUBLE SINKS AND HUGE WALK IN CLOSET W/BUILT-INS, OVERSIZED STALL SHOWER & WHIRLPOOL TUB**

**LARGE CLOSET LOCATED UNDER THE STAIRS W/PLENTY OF ROOM FOR STORAGE**

**FRONT DOOR WITH BEAUTIFUL LEADED GLASS DESIGN**

**LOFT UPSTAIRS PROVIDES ADDITIONAL LIVING SPACE**

**HUGE LIVING ROOM W/GAS LOG FIREPLACE W/REMOTE**

**LARGE PATIO AREA IN BACKYARD**

**BACK DOOR HAS STORM DOOR**

**LARGE LAUNDRY ROOM UPSTAIRS WITH BUILT INS, SHELVING & ROD FOR HANGING CLOTHES. WASHER AND DRYER ARE INCLUDED!**

**FRIDGE, WASHER, DRYER INCLUDED**