

Homeowners Information Sheet

David and Nancy Hetzel
11506 One Token Drive

- 1 Located just 5 minutes to Hwy 290 freeway
- 2 Move in ready with fresh paint
- 3 Roof was replaced in January 2018
- 4 Upgraded porcelain tile throughout the house.
- 5 Oversized master bedroom with bonus room that is currently set up as a closet but could be a
- 6 Master bath was remodeled and a large walk in shower was installed with custom shower door
- 7 Built in linen closet and chest of drawers in master bath.
- 8 Updated Kitchen with oversized drawers and large turntable and garden window.
- 9 Built-in spice rack
- 10 Granite Countertops in kitchen
- 11 Updated ceiling fans and LED lighting in most areas
- 12 Silestone countertops in both bathrooms
- 13 Energy efficient double pane Windows
- 14 Large gameroom that could also be used as a gym, office, playroom or also a bedroom.
- 15 Large storage closet in gameroom
- 16 Large covered patio with lighting and ceiling fan.
- 17 Large mature oak and pecan trees
- 18 Herb Garden
- 19 Hardi Maxiplank siding
- 20 High Efficiency 5 ton a/c unit with updated ductwork and plenums
- 21 Air Conditioned oversized detached garage
- 22 Garage attic is partially decked.
- 23 Storage shed with electricity
- 24 The fence along the driveway is scheduled to be replaced and has already been paid for.
- 25 Very large extended driveway
- 26 Many storage closets and planked attic for additional storage.
- 27 Alarm System
- 28 House is wired for satellite tv

n office or nursery.
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