



## **Amenities & Upgrades** **537 Preston Trail, Boerne, TX**

- 100 % stucco/rock exterior
- Standing seam metal roof
- Front door is steel, along with steel jam
- Garage door is double layered steel with insulation in between both layers of steel.
- Both front bedroom and back bedroom are wired for office use.
- House is electric, but gas pipes were installed (for propane) if client wants to upgrade (at their expense) to gas range, gas fireplace and gas grill connection on back porch.
- A hidden Butler's pantry for microwave, coffee maker and other small appliances.
- Large walk-in pantry
- Solid interior 8' doors.
- 10' ceilings throughout, 11' in garage.
- Master ceiling recesses up to 11'
- Porcelain tile floors
- Custom wood cabinets
- Quartz countertops
- LG Appliance package; Fridge, cook top, double wall oven and dishwasher.
- Space available to add second fridge (at owners' expense) in utility room near kitchen.
- Marble floor in powder bath
- 2 Separate attics with floor systems and walls.
- Andersen high efficiency composite windows
- Golf cart charging station in garage
- Culligan water softener
- 20' wide back porch with large outdoor fan
- 10x20 Trex viewing deck on back of house w/stadium style stairs and seating.
- Large storage under deck with door access.
- Sprinkler system in front yard with pop-up heads, automatic timer and rain sensor.
- Kitchen island can seat 4 to 6 people
- Kohler toilets, Delta and Kohler fixtures and faucets
- Master shower has rain head as well as wall mount shower head.
- Wired for client provided security system, cat 6 and TV
- Single AC system with 3 different zones
- Niche for coffee/wine bar



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