

25218 Saber Oaks Drive

Upgraded Features

EXTERIOR UPGRADED FEATURES

Hanson's River Rock solid brick with white mortar
Paved entry walk to bricked entry porch
"Texas Star" leaded glass front door
30" extra driveway width
Prewired for HOV at front and rear for future options
Covered rear patio w/speakers wired to family room w/volume control and custom C-Fan
Gas stub out at rear patio
Double gate on right side and single gate on left
Double French door off breakfast room to additional rear patio with Coach light
Front exterior lights on automatic photo cell
Full perimeter gutter system
Large storage area in garage ceiling with attic ladder
Dual zoned Trane air conditioning system
Extra 110V outlets in garage
Garage door opener with key pad
"Model Home" yard light facing home (switched)

OWNER'S PERSONAL ADDITIONAL ADDED EXTERIOR UPGRADED FEATURES

Four sides' full brick
Over sized cul-de-sac lot
Full sod front and rear
Full landscape package front and back
Sprinkler system
Water softener system
7 Trees on property

INTERIOR UPGRADED FEATURES

Extended kitchen with large island
Breakfast bar to family room
Under mount stainless steel sink
Upgraded Moen brushed nickel faucet
Under cabinet lighting
Reverse Osmosis filter at sink

CONTINUED INTERIOR UPGRADED FEATURES

Full security system
Gas fireplace with custom made mantle
Utility room plumbed for ice maker or 2nd refrigerator
Gas or 220V electric dryer connections
Surround sound in family room
Wall sound proofed between family room and master
Brushed nickel ceiling fan
Round sheetrock corners
2" Faux wood blinds through-out
Berber carpet in all bedrooms and closets
Dual Vanity sinks in master baths
Custom C-tile design in master shower walls
Corner garden tub in master bath
Ceiling fans in Family, patio, master and all bedrooms
2 Tone Paint Throughout
Recess cans with custom framing in bath 2 & 3 ceilings
Huge game room with surround sound flush mount speakers
Trey ceiling in dining room
9 Foot ceiling 1st floor
Satin nickel door hardware

OWNER'S PERSONAL ADDITIONAL ADDED INTERIOR UPGRADED FEATURES

5" "Weathered" wood plank floors in family, dining and study
Cherry Covington kitchen cabinets with 42" uppers
Granite countertops with bull nose edge
Custom ceramic tile backsplash with Granite inserts
Crown molding through-out both floors
20" tile with 1/8" grout lines in: entry, kitchen, utility, powder, garage entry, master bath & toilet