

# 16018 Berkshire Manor Lane

## Features

- ❧ 3 bedrooms, 3 bathrooms
- ❧ Custom decorative front entry gate
- ❧ Front courtyard
- ❧ Formal dining room has hardwood flooring, double tray ceiling with lighting and crown molding, chair rail and lovely light fixture
- ❧ Private study includes hardwood flooring, upgraded ceiling fan and French doors
- ❧ Family room features crown molding, surround sound, custom built-ins, gas log fireplace with remote control and upgraded ceiling fan
- ❧ Gourmet kitchen features gorgeous granite countertops, 42" cabinetry, black appliances, gas cooktop, recessed lighting, breakfast bar and large island open to family room
- ❧ Light and bright breakfast area with direct access to backyard
- ❧ Flex room off kitchen has surround sound and upgraded ceiling fan
- ❧ Spacious master bedroom features upgraded ceiling fan, direct access to the backyard and an en-suite bathroom
- ❧ Master bathroom has his/her vanity with makeup counter, whirlpool tub, separate shower and his/her walk-in closets
- ❧ Both secondary bedrooms are spacious and have ample closet space
- ❧ Both full guest bathrooms have tub/shower combinations
- ❧ Utility room has built-in cabinets and is large enough for a refrigerator/freezer
- ❧ California shutters throughout
- ❧ Art niches throughout
- ❧ Arched walkways throughout
- ❧ Extensive tile flooring throughout
- ❧ Covered back patio
- ❧ Sparkling swimming pool with fountains
- ❧ Outdoor kitchen
- ❧ Fire pit
- ❧ Full sprinkler system

- ∞ *Roof is 4 years old*
- ∞ *Water softener*
- ∞ *Reverse osmosis system*
- ∞ *Fresh air filtration system*
- ∞ *Water heaters under 5 years old*
- ∞ *Beautifully landscaped front and back lawn*
- ∞ *No flooding*
- ∞ *Zoned to CFISD*

### *Amenities*

- ∞ *Pool*
- ∞ *Playground*
- ∞ *Tennis courts*
- ∞ *Walking trails*