

# 2114 Holly Manor Ct – Upgrades & Features

## General:

- Builder = Gehan
  - 2017 winner of the Builder of the Year Award & continuously recognized with accolades for outstanding floor plans & superb design
- Built = 2017
- Square Feet = 3,182 (Per Appraisal District)
- Lot Size = 9,864 (Per Appraisal District)
- Bedrooms = 4
- Bathrooms = 3.5
- Garage = 2 Car + 5' Extension
- \$57,000+ in upgrades
- Other = Study, Formal Dining, HUGE Game Room, Mudroom, & GIANT 700 SF+ of walk-in attic space
- Located on a 70' lot in the highly sought after community of The Falls at Green Meadows in the heart of Katy
- Zoned to highly rated KISD schools (including Katy High School)

## The Great Outdoors:

- Situated on an extra-large premium corner lot on a cul-de-sac street
- GIGANTIC 30' x 11' covered back patio with dual ceiling fans, gas grill line, custom designed porch swing, & semi vaulted ceiling
- Fantastic curb appeal with an upgraded stone & brick elevation accented with wood-trimmed carriage style garage doors
- Welcoming covered front patio flanked with cedar posts, metal roof, upgraded 8' craftsman style solid mahogany front door (with Dokota oil rubbed bronze handleset), & is anchored by stone columns with arched brick inserts
- Lush landscaping
- 8' Full lite fiberglass back door
- Full yard sprinkler system
- Front gutters
- 6' privacy fence + upgraded extension providing more fenced backyard space
- Fiber-cement siding, soffit, & fascia for a low-maintenance exterior
- Cast stone address block
- Designer coach lights at the front door & garage

## Well Appointed Gourmet Kitchen:

- Butler's pantry complete with upper & lower cabinets
- Upgraded "multi castle style" wood cabinets accented with crown molding trim, under cabinet lighting, & hidden hinges
- Upgraded exotic granite counters with bullnose edge
- Tile back splash laid diagonally
- Oversized tile floors
- Designer pendant lights over the huge island
- Whirlpool stainless steel appliances include a 30" cooktop with vent hood, built in oven & microwave in separate cabinet, & Energy Star qualified multi-cycle dishwasher
- 8" deep stainless steel 50/50 under mount sink with Moen pullout faucet & vegetable sprayer
- Recessed can lights
- Abundance of cabinet & counter space
- Eat up counter top provides enough room for several barstools
- Expansive open concept

## Lavish Master Suite & Luxurious En-Suite Bath:

- Spacious first floor master retreat features 8' doors (throughout the bedroom & bathroom), dramatic tiered ceilings, inset niche with a framed arch opening, bay windows, multi speed ceiling fan with light kit, & pre-wired (RG-6) & in-wall flex conduit
- GIGANTIC walk in closet with built in shelves
- Separated his/her raised vanity areas complete with an abundance of upgraded wood cabinets, exotic granite counters, under mount sinks, brushed nickel faucets, framed mirrors, & designer lighting
- Upgraded drop in soaking tub surrounded by upgraded tile on the tub skirt, deck, & back splash
- Extra-large walk in shower with upgraded tile wall, 2" tile floor, bench seat with granite top, & semi frameless glass enclosure
- Obscure glass window
- Medicine cabinet
- Private toilet area with elongated commode

## **Quality Finishes, Designer Touches & Functional Floor Plan:**

- 5" Wood floors in entryway, extended entry, family room, & downstairs hallway
- Thoughtfully designed floor plan with open concept spaces & an ease of flow felt throughout the home
- Spacious open concept family room with a wall of floor to ceiling seamless windows, multi speed ceiling fan with light kit, fireplace with custom cast stone surround & mantle, & pre-wired (RG-6) & in-wall flex conduit
- Inviting entryway with soaring ceilings, designer lighting, & architectural details
- Private study with 8' French doors, high ceiling, & multi speed ceiling fan
- Elegant light filled formal dining room complete with designer chandelier, direct access to the kitchen, ample space to entertain, & is flanked by unique raised arched openings at both entry points
- Extra-large light filled breakfast room complete with a wall of floor to ceiling windows on two sides, designer lighting, & is ideally located between the kitchen, family room, & covered patio
- ENORMOUS upstairs game room with barrel vaulted ceilings, a wall of seamless windows, multi speed ceiling fan, & two closets providing additional storage
- Walk-in Texas Basement leads to a GIGANTIC 700+ SF walk in attic space
- Extra-large secondary bedrooms are all equipped with en-suite baths, with elevated sloped ceilings, & walk in closets
- Secondary bathrooms are all complete with upgraded wood cabinets, granite counters, under mount sinks, elongated commodes, designer fixtures & upgraded brushed nickel faucets
- Powder bath equipped with an 8' door, pedestal sink, framed mirror, elongated commode, designer light fixture, & upgraded satin nickel faucet
- Spacious laundry room with 8' doors, layered with multi-level upper shelves, clothes rod, & mud room complete with upper & lower storage areas
- Upgraded 16X16 hand laid tile floors in all wet areas
- Upgraded carpet pad throughout
- An abundance of oversized windows allow the natural light to flow in throughout the home
- 2" blinds throughout
- Elegant raised panel doors with satin nickel hardware & lever handles
- 5 ¼" baseboards & 3 ½" casing throughout

## **Energy Efficiency Features, Safety, & Quality Construction:**

- Vinyl windows with low E3 glazing
- Nest programmable thermostat (downstairs)
- Honeywell programmable thermostat (upstairs)
- Lennox 14-SEER cooling/heating system with dual zones & R-6 ductwork
- Radiant Barrier Roof Decking
- 50 gallon energy-efficient hot water heater
- R-38 insulation in attic (R-22 in sloped ceilings)
- R-13 insulation in all exterior walls (excluding garage)
- Poly sealant on exterior walls, windows, doors, & base plates
- Attic air flow ventilation with soffit & roof venting
- Water-conserving commodes
- All exterior doors professionally weather-stripped
- Security system complete with intrusion alarm on exterior doors with attic siren & keypad
- Smoke detectors with battery backup
- Professionally engineered post-tension foundation & floor joist system
- Multidimensional layered fiberglass-asphalt shingles with a 30-year limited warranty
- Weatherproof exterior electric outlets

## **Location & Neighborhood Amenities:**

- Easy access to major freeways, shopping, dining, & entertainment options
- Master-planned amenities by the highly sought after Friendswood Development Company
- Resort style amenities include a beautiful swimming pool, multiple parks, & a clubhouse/rec center complete with an outdoor patio area featuring a fireplace, grilling area, & picnic areas
- Manmade lakes & ponds thoughtfully designed throughout the community
- Miles of walking trails that surround the lakes, pond, & wind throughout this family friendly community
- The stunning landscape of The Falls at Green Meadows is situated on the site of the former Green Meadows golf course
- Walkable to the newly renovated Katy City Park complete with two tournament-sized baseball fields, two tournament sized softball fields, soccer field/flag football field, & covered tri-court basketball pavilion
- Ideally located minutes from Mary Jo Peckham Park & historic downtown Katy