



Home Features & Upgrades
8012 Windermere Drive 78015

Home Features

Private Home Setback with Professional Landscaping and Mature Trees
Close to Fair Oaks Ranch Country Club And I-10
Maintenance Is Relatively Easy: Current Groundskeeper on Alternating 2-Week Schedule and Bi-Yearly Advanced Maintenance
Pool and Patio Are Very Private and Fenced; Neighbors Unseen and Unnoticed
Convenient Outdoor Shower
Patio and Family Room Receive Eastern Morning Light; in the Afternoon the Porch and Patio Benefit from Afternoon Shade
The Upper Patio is Ideal for a Fire Pit and Conversation Seating

Interior Features

Lots of Storage with Deep Built in Cabinets in Family Room and Study- Additional Closets for Storage
Propane Tank Located Outside Under Stairs Leading to Upper Patio Serves Kitchen Gas Range, Fireplace, And Outdoor Grill
Beautiful Views from The Lower Level of The Patio and Pool
Pool Fountain and Lights Controlled from Family Room
Floor Plan Allow for Flexibility and Privacy to Work from Home or Study
Entertaining Is A Breeze with Ample Parking for Guests and Great Flow from Living to Dining, Family to Patio

Added Features

Zoned Heating and Cooling Systems All Replaced Within Last 5 Years
Epoxy Floored Garage
Central Vacuum
Osmosis Filtration in Kitchen
Built in Speakers in Family Room, Living Room, Study and Upstairs
Front Exterior Has Soffit Lighting
Pre-Wired For Upper Patio Lighting, If Desired
Roof Replaced In 2018
Water Heater Replaced In 2018
Epoxy Flooring Added to Garage
Newly Painted Interiors
New Level 3 Crema Valentino Granite Added
New Travertine Backsplash
All New Kitchenaid Professional Stainless-Steel Appliances