

*~ Special Features & Recent Improvements ~*

*~ 6 Eagle Rise Place ~*

- *Certainteed 30 yr Architectural Shingle Roof, 11/15*
- *Pool resurfaced with durable Pebble Tech finish, 2016*
- *Pool heater replaced, 2016*
- *HVAC systems replaced, 2006 & 2016*
- *Water heaters replaced, 2010 & 2019*
- *Surround sound ceiling speakers*
- *Covered Outdoor Living area with cable TV access & ceiling fan*
- *Stacked rock and custom mantle installed at Family room fireplace wall, 2014*
- *Master bathroom updated (custom cabinets, marble countertops, lighting, mirrors & faucets), 2013*
- *New flooring (carpet throughout, tile & wood downstairs, 2010*
- *New stair railing and iron spindles, 2010*
- *Kitchen updated, (granite counters, counter-height bar, wine rack, sink & faucet, under-cabinet lighting, backsplash, 2008*
- *Ring doorbell & alarm system convey with sale*
- *Game/Media room projector & screen convey with sale*
- *2 bedrms up have direct access to bathroom, while other 2 bedrms offer “semi-direct” bathroom access (just outside bedroom door)*
- *Walk to Forest Gate Park for Tennis, Basketball or Swimming*
- *Walk or ride bikes to HEB, Kroger or even to dinner at one of the nearby restaurants: Perry’s Steakhouse, Sakekawa Steak & Sushi, Zoe’s Kitchen, Brothers Pizza, Wendy’s and more*