

# 10403 Waterstone Estates Court

## Upgrades & Features List

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Lutron RA2 Smart Lighting System  
Two 40 gallons Gas Hot Water Heaters  
Exterior Repainted (December 2018)  
Hardwood Flooring (installed December 2017)  
Porcelain Tile Kitchen & Master Bathroom  
Granite Counters & Tumbled Marble Backsplash  
Under Cabinet Kitchen Lighting  
Stainless Steel GE Appliances with 5 Burner Gas Cooktop  
Kitchen Island Pendant Lighting  
Spacious Double Door Pantry  
Large Laundry Room with Built in Cabinets, Rod & Shelf  
Winding Stair Case with Wrought Iron Spindles & Oak Railings  
Two Honeywell Programmable Thermostats (one per level)  
Walk In Closets in ALL Bedrooms  
True Air Returns in Bedrooms for Maximum Comfort & Efficiency  
Tilt In Double Paned Windows for Energy & Cleaning Efficiency  
Outdoor Kitchen with Sink and Built In Gas Grill (w/ External Shut Offs)  
Ceiling Fans in each Bedroom, Gameroom and Family Room  
DuPure Water Softening System & Reverse Osmosis Kitchen Faucet  
Moen Oil Rubbed Bronze Faucets throughout home  
New Designer Door Hardware (installed July 2019)  
Kohler Whole House Back Up Generator  
Gunitite Pool with PebbleTec "Blue Granite" Finish  
3-LED Color Changing Pool Lights  
Pool Features an Auto-fill & Freeze Protection  
In-Line Chlorinator & UV/Ozonator Water Sanitization Systems  
Separate Booster Pump for Robotic Pool Cleaner  
4 Umbrella Stands Built into Pool: 3 in Decking, 1 on Sun Ledge  
6 Ton Moss Rock Waterfall with Separate Pentair Pump  
Privacy Fence Replaced 2018  
Whole Yard Zoned Sprinkler System  
Newer Neutral Interior Paint Palette  
42" J.Kraft Kitchen Cabinets  
Master Bath with Separate Vanities, Soaker Tub, Shower Bench, Framed Mirrors  
Spacious Walk In Master Closet with Natural Light  
Upstairs Secondary Bedroom with Private En Suite Bath  
Media Room with Sconces & Recessed Lighting and Platform Seating  
3 Ceiling Fans Across Patio along with Recessed Lighting  
Recessed Lighting in Secondary Bedrooms, Game Room & Office  
Solar Shades on Back Patio  
House is Pre-Wired for Surround Sound System  
Recessed Directional Art Lighting in Formal Dining & Breakfast Areas  
Fantastic Attic Storage Over Garage (walk out via secondary bedroom closet)  
Independent GFI Circuit Breaker for Garage Fridge  
TreeFrog Play Structure in Backyard Stays  
Large Windows Allow Natural Light Into the Home  
Ultra Private Backyard on Cul-de-sac Street in Gated Neighborhood  
Low Voltage Landscape Lighting

## ***Welcome to 10403 Waterstone Estates Court!***

We hope that you enjoy your tour of the property! There are many features of this home that are not able to be highlighted well online given the limited space for text. As such, we would like to draw your attention to a few things that we especially love about the house.

The first is the *Lutron Radio RA2 lighting system*. The RA2 is a commercial grade *smart lighting system* that is fully programmable, expandable, upgradable, and compatible with Nest thermostats. The lighting system uses the wi-fi network in the house to allow you to control lights from your smartphone from anywhere. With the Lutron Connect app, you can control the brightness of the lights, the on/off of the lights, and even set specific programs for vacations....or play pranks on family members while on business travel. :-) Our favorite benefits of this system are being able to turn all the lights off upstairs at bedtime without having to make a special trip upstairs, and also the “all off” feature when getting everyone out the door. On busy school mornings, this is such a time saver and another way to simplify life!

The next thing we love is the outdoor space. The pool was built in the spring of 2018 by Flamingo Custom Pools and features 3 color changing LED lights, genuine *PebbleTec* brand aggregate in the *blue granite* color, a large waterfall on its own separate pump that can be turned on/off independent of the main pool pump, and a large sun deck to accommodate loungers. There are also four umbrella stands built into the pool: 3 in the decking and 1 inside the pool on the sundeck. We absolutely love our pool and have had such wonderful family moments over the past two summers! With the outdoor kitchen and entertaining space, it has been such a joy to share our home with others and celebrate many special occasions.

*Location.* This is a very quiet gated community with amazing neighbors! There is a great mix of families with kids of all ages and some empty nesters. We love being on the cul-de-sac because there is very little traffic and the horses next door are great neighbors! The backyard is amazingly private as no two story homes see into our yard. You may also notice that here at the top of the cul-de-sac, you are on a hill! This home is on the highest elevation area of the neighborhood and this elevation is one of the higher ones you will find in the area. In the event you ever lose power, you are protected with a full house *Kohler* generator. We service the generator annually, and just replaced the battery in February 2020. Lastly, you are within 10 minutes of grocery, shopping, restaurants, schools, home improvement, the Grand Parkway and much more! *Low Taxes!! 2.2% and NO MUD!!* The location is awesome!