

# 507 Carriage View Ln, Huffman, TX 77336

## House Features & Upgrades

Built in 2015 by Paul Williams | 3,518 sq ft

4 Bedrooms | 4 ½ Baths | Study | Media Room | 1.183 Acres | Cul-de-Sac Street

### Exterior

- Cul-de-Sac Street
- Stone & Brick Exterior
- Fenced-In Courtyard (ready for a pool)
- 1,000 sq ft Stamped and Sealed Concrete Patio
- Wired for Generator, Transfer Switch, Concrete Pad (no generator)
- Gutters
- RV Plug
- Irrigation/Sprinkler System
- 2 Garage Doors
- Porte-Cochere
- Landscape Lighting
- Premium Tongue & Groove Stained Ceilings
- Wrought Iron Gate
- Covered Rear Patio
- Wooden Bridge in Backyard

### Throughout House

- Hand-Scraped Hardwood Premium Flooring
- LED Lighting
- Tankless Water Heater
- Two Zoned HVAC Systems
- Nest Thermostats
- Ultra-High Efficient Windows with Argon Gas
- Solid Core Doors
- Kwikset Door Hardware Throughout
- Crystal Door Hardware on Wet Rooms
- 200 AMP Electrical Service
- Laundry Chute
- Whole Home WiFi
- Whole House Surge Protector
- Whole Home Water Softener
- Whole Home Water Filtration System
- Premium Light Fixtures & Hunter Ceiling Fans

## **Kitchen**

- Carrera Marble Counters & Windowsills
- Large Undermount Basin (sink)
- Bertazzoni Gas Range & Vent Hood
- JennAir Refrigerator & Dishwasher
- Grohe Fixtures
- 1700-Watt Microwave
- Plumbed for Coffee Maker
- Capiz Shell Chandelier
- Custom Cabinetry with Soft Close Doors & Drawers
- 1 HP Garbage Disposal
- Sliding Barn Door between Dining & Study
- Pantry is Hardened with 2" Plywood Walls & Can be Used as Storm Shelter
- Custom Wood Blinds

## **Den/Living Room**

- 16' Vaulted Ceiling
- Custom Wood Blinds
- LED Lighting
- Large Gas/Wood Fireplace
- Custom Cabinetry with Soft Close Drawers
- In-Floor Electrical Outlets
- Carrera Marble Windowsills

## **Study**

- Carrera Marble Counters
- Custom Cabinetry
- Custom Bookshelves
- Custom Wood Blinds

## **Powder Room / Half Bath**

- Custom Marble Flooring
- Moen Fixtures
- Auto Lighting

## **Master Bedroom**

- Custom Built-in Cabinetry
- Custom Wood Blinds
- Insulated Interior Walls
- USB Outlets in Walls

## **Master Bath & Closets**

- Clawfoot Tub
- Moen Fixtures
- High Volume Exhaust Fan
- Japanese Style Toilet
- USB Outlets
- Gun Safe with Electrical Outlet

## **2<sup>nd</sup> Master Bedroom & Bath in Casita**

- Carrera Marble Counters
- Refrigerator
- Built-in Cabinetry
- USB Outlets

## **Utility Room**

- Custom Cabinetry
- Carrera Marble Counters & Windowsills
- Deep Stainless Steel Sink
- Motion Light Switch
- Electric & Gas Dryer Connections
- Pellet Type Ice Maker (Ice-Omatic)