

BUYER BENEFITS

14011 Muirfield Village, 77069 in Champions Place

3 Bedrooms | | 3 Baths | | 2 Car | | 2326 sqft | | 5800 land sqft

Top Reasons Why We Bought The Home

- Great outdoor space for entertaining
- Perfect size garden for easy maintenance
- Very peaceful, stable neighborhood great for families. Highly desirable for resale.
- While peaceful, minutes away from retail shopping, grocery stores, restaurants, and movie theaters.
- All lawn maintenance and trimming included in low HOA dues.
- Community pool, tennis court, walking trails, and even golf course within short walking distance.
- Rare floor plan for community, contains open concept, 3 bedrooms and 3 full bathrooms
- Spacious bedroom sizes
- Oversized 2 car garage
- Extra sky lights.
- Lots of storage, including spacious attic

Improvements You May Not Notice

- Open concept
- Upgraded pro-range, double 30 ovens
- Granite countertops throughout the home
- Leveled and expanded kitchen peninsula
- Increased kitchen cabinetry, to include sliding pull-out draws everywhere, and custom spice racks.
- Upgraded lighting throughout to include chandeliers, track lighting, and ceiling fans.
- New French doors installed last year leading to side yard
- New carpet in front bedroom/office
- High end vinyl flooring throughout the home
- Refurbished bar area with glass, granite counter tops, and lighting
- Major master bathroom renovation includes a large car wash shower that includes extra outside lighting, two head/person shower with built in seating.
- Large master bedroom walk-in closet
- Two outside living areas: one directly off back bedroom can be used as outdoor living room. The other is detached from the home and makes a perfect dining area for family and entertaining.
- Built in outdoor kitchen island, complete with gas and electrical outlets. Just needs a drop in grill, and you're ready for those outdoor cookouts.
- Full pavers outside allows you to be outside directly after rainstorms without getting muddy.
- Exceptional privacy from the back yard, unlike many of the homes in the neighborhood.
- Two major expense items have recently been replaced:
 - New roof (about \$17,000).
 - New Heating and Cooling System to include furnace, coils, outdoor compressor, and
 - thermostat. (about \$10,000).