

# Feature Sheet

32711 Wales Circle  
Fulshear, TX 77441

- ❖ Top of the line KitchenAid appliance package including double convection ovens: >\$12,000
- ❖ Copper farmhouse sink in kitchen
- ❖ 3 cm granite countertops
- ❖ Travertine tile floors
- ❖ High end engineered wood floors
- ❖ Custom site built Knotty Alder cabinets and shelving throughout (kitchen, bathrooms, study, living room, media room)
- ❖ Double 6 Lite stained solid wood front doors
- ❖ Two mud room areas (at garage and back door) with lots of storage
- ❖ Cathedral ceilings in living room and study w/ custom accent beams: 15'
- ❖ Coffered ceilings in dining room and foyer/front door entrance: 14' to 15'
- ❖ Coffered ceilings in the master bedroom: 10' to 11'
- ❖ Coffered ceiling in media room (2<sup>nd</sup> floor): 9' to 10' to 11'
- ❖ Stone accents throughout the home
- ❖ Crown molding throughout
- ❖ Oversized bedrooms
- ❖ Marble shower surrounds in both secondary downstairs bathrooms
- ❖ Oversized attached high ceiling 3 car tandem garage PLUS a separate oversized 1 car attached garage. Measurements for 3 car tandem garage: 10' tall garage doors, 12.5' ceiling height, 31.5' wide and 28.5' deep.
- ❖ Massive covered back patio (22'x20' and 20'x12') with custom upgrades including: arches, wood ceiling, recessed can lights, soffit and extension: >\$6,000 for upgrades.
- ❖ Outdoor kitchen with stainless steel gas grill, sink and granite countertop
- ❖ Landscaping: Celebration hybrid Bermuda grass, plants, drainage/grading/dirt work, French drain: >\$30,000
- ❖ Whole yard irrigation/sprinkler system: >\$6,000
- ❖ Ranch-style wood fence: >\$6,000
- ❖ Mature trees