

9414 Fox Bend Lane
Missouri City, TX 77459

This beautifully designed, and loved Gracepoint home offers entertainment and joy! If the walls of 9414 FBL could talk, they would say that this home is full of love, laughter and a whole lot of special:

Outdoor Appeal and Living

- ❖ 100' Lot on Back Reserve
- ❖ Silverado King Bricked Entry & Side Porches Flooring
- ❖ Front Garden Beds with Blue Chopped Stone, Rocks, and Lush Greenery
- ❖ Backyard extended covered patio & pavers outside owner's retreat
- ❖ Gas & GFCI Electrical for Summer Kitchen

Media:

- ❖ Home Automation Package
- ❖ Cameras by Clare Vision Plus
- ❖ Two Zone Steaming Audio with PreWire in Kitchen, Game, and Media Room
- ❖ Wireless Network Access Points, 2 locations
- ❖ Phone / Home Network Solutions
- ❖ Full Media Solutions
- ❖ Heos Entertainment Application
- ❖ Alarm by ClareHome
- ❖ Home Monitoring

Living

- ❖ Additional Windows for Natural Light
- ❖ Floor plugs for additional points of electricity
- ❖ Dedicated switch for entry Christmas Tree
- ❖ Blue Chopped Stone / Silverado King Fireplace with Seatable Hearth
- ❖ Solid Cedar Mantel SW3115 Bistro Walnut Stain
- ❖ *Dedicated switch and outlets for outdoor fascia Christmas lights
- ❖ Built in mud room for up to four children

Kitchen

- ❖ Kraft Custom Cabinets Organization System:
 - ❖ Hidden Spice Rack, Wood Tray Dividers, Pull out pot drawers, Double trash pull out
- ❖ Marble oversized enlarged island with base cabinet storage and electrical outlets
- ❖ All cabinetry includes decorative corners & furniture legs for custom furniture appearance
- ❖ Pantry Electrical Outlets for Small Appliances
- ❖ Hidden Under Counter Outlets and Lighting
- ❖ Moen Waterhill Faucet with Kohler Sink and Cooktop Pot Filler
- ❖ Thermador Stainless Steel 48" Cooktop, 24" Built In Fridge, Double Convection Oven, Microwave and Dishwasher



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Lighting

- ❖ Suzanne Kasler Bordeaux Grande Entry Chandelier
- ❖ Design House Grande Dining Chandelier
- ❖ Italian late 1800 Dining Sconces
- ❖ Distressed Wooden and Natural Rusted Chandeliers (2) Island & (1) Breakfast Table
- ❖ Wine Room Chandelier original Magazine Street shop in New Orleans, LA
- ❖ Kichler Oil Rubbed Bronze Lighting in secondary bathrooms

More Special Touches

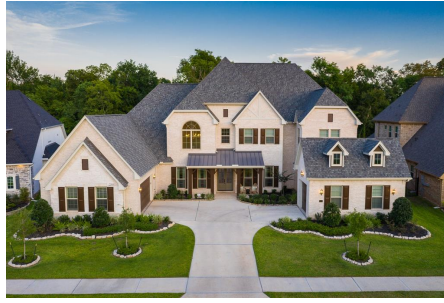
- ❖ TUSCAN tile main floor for entertainment and living ease
- ❖ Mohawk Industries Sonar Heirloom Carper
- ❖ TUSCAN Series Iron Front & Balcony Stairs
- ❖ Utility Room & Butlers Pantry Additional Storage
- ❖ Dedicated utility room electrical outlets for secondary fridge
- ❖ Head knocker Storage in full secondary bathrooms
- ❖ Master Bath Double Shower
- ❖ Master Bath Oversized Mirabella Whirlpool Bath
- ❖ Wine Sitting Room with designated outlet

Even more unique features

- ❖ Downstairs Ladies Craft Room and / or 2nd Master Closet
- ❖ Master Bath hand painted Sconces & Chandelier
- ❖ Kitchen Cooktop: Imported hand painted Orleans Mosaic 8x8 Tile and Broken Joint Tile
- ❖ 2nd Master Down Feature Shower Cascading Wall: Imported hand painted Bella 6x6 Tile
- ❖ Guest Bathroom Down Feature Wall: Imported hand painted Talevera 6x6 Tile
- ❖ Upstairs Bathroom Shower 2x4 Brick Joint Mosaic Inset with Gris Linen 12x12
- ❖ Upstairs Bathroom Shower Enclosures
- ❖ Window Dual Plantation Shutters
- ❖ Kirsch Wrought Iron Timeless Drapery Hardware Collection
- ❖ Designer decorative light filtering window treatments
- ❖ Master Bath Stone Quarry shower and tub surround

Additional Designer Touches

- ❖ Meticulously designed rooms
- ❖ Peel and Stick Wall paper
- ❖ Custom paint color
 - ❖ SW7036 Accessible Beige (Main Living Walls, Ceilings, and Closets)
 - ❖ SW7035 Aesthetic White (Trim)
 - ❖ SW7066 Gray Matters (Upstairs)
 - ❖ SW7020 Black Fox (1/2 Bath & Media)
 - ❖ SW6169 Sedate Gray (Outdoor: Fascia / Sofitt)
 - ❖ SW6069 French Roast (Outdoor Garage, Shutters, Trim and Wood Columns)
 - ❖ Gutters Light Pecan



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Utilities

- ❖ Electricity, Champion Energy
- ❖ Gas, SiEnergy
- ❖ Water / Sewer / Trash, SiEnviromental
- ❖ Internet / TV / Phone, xFinity by Comcast
- ❖ Alarm, Sound System, Advanced Electronic Systems, 888-711-2035
- ❖ Lawn Maintenance, Silvestri, 7130894-5345
- ❖ Pest Control, Home Team, 877-461-7378
- ❖ Backyard Oasis Custom Design, Plantation Pools, 281-778-7887
- ❖ Media Room Bedroom Conversion Option, KJT Custom Construction