

Please note this home's OUTSTANDING features and upgrades!

12026 Rosmarino Court

Kitchen

- Stainless steel appliances
- 5-burner gas cooktop
- Granite countertops
- Large walk-in pantry
- Custom Harbinger cabinets
- Full extension drawers
- Three big pots and pans drawers
- Breakfast bar with deep storage cabinets on both sides

Living Room

- Stone fireplace with mantle
- Tall windows provide great natural light
- Open to kitchen and dining
- Built-in floating bookshelves
- Surround sound pre-wiring

Dining Room

- Large space can accommodate big table and space for a hutch
- Built-in butler's cabinets with great storage & granite countertop
- Four square windows up high
- Chandelier

Owners' Suite

- Spacious and fits oversized furniture
- Sitting area
- Tray ceiling and crown molding
- Surround sound pre-wiring
- Large windows with shutters
- Luxurious bathroom with barrel and groin vaulted ceiling and chandelier, plus the following:
 - Two sink areas
 - Oversize 6-foot bathtub
 - Oversized shower with bench
 - Linen closet
 - Huge walk-in closet with built-in storage on both sides and ladder to access top rack

Other Rooms

- Two bedrooms with private bathrooms and walk-in closets
- Powder room
- Laundry room with built-in cabinets and hanging rod
- Upstairs attic has potential to be built into a media room or office

Exterior

- Great curb appeal in gated La Bella Cortile section on cul-de-sac lot with no direct back neighbors and one side neighbor
- Brick and stucco exterior
- Coach lanterns and light above garage come on automatically
- Fresh landscaping with stones edging the beds
- Gated covered front porch with slate tile floor and stained beadboard ceiling
- 8' oversized wood front door with roller shade for privacy inside
- Covered back patio with beadboard ceiling, pre-wired for fan, speakers, cable & ethernet
- No easements in backyard so room to add a pool
- Plumbed for gas grill
- Wood fence has been stained
- Sprinkler system throughout property
- Rain gutters on all sides

Additional Features & Upgrades

- 3 car tandem garage. 3rd space would fit smaller vehicle or is great for storage or workshop area
- Staircase to walk-in attic

- Arched passageways
- 8-foot doors throughout
- High ceilings - 12-ft in main areas
- Barrel ceiling in hallway to owners' suite and powder room
- Engineered wood floors
- Tall 6-inch baseboards throughout
- Crown molding
- Oil-rubbed bronze fixtures
- Neutral paint colors
- Recessed lighting throughout
- Ceiling fans throughout
- Custom interior window shutters
- All 3 ½ bathrooms have granite countertops, framed mirrors, tile shower surrounds with accent tile
- Tons of storage - 2 coat closets, 3 walk-in bedroom closets, closet in utility room, linen closet in master and large walk-in attic
- Walk-in attic has ample decking for storage and tall ceiling for easy access
- Energy efficiency and quality construction features
- Well-built home is quiet inside
- Alarm system covers all doors and windows
- Jeld-Wen windows have tilt open feature for easy cleaning

Lakes of Bella Terra Amenities

- 2 swimming pools, slides, splash pad, several playgrounds
- Tennis courts, gym, sand volleyball, soccer fields, dog park
- Catch and release fishing ponds
- Neighborhood swim team for kids
- Neighborhood social/activity groups available
- Paved trails around lakes
- Desirable and highly rated schools
- Easy access to shopping, restaurants, & major highways TX-99 and Westpark Tollway
- Recently reduced HOA dues to \$1595 covers all amenities plus gated section and regular front yard landscaping service
- Tax rate recently reduced to 3.24
- No flooding in Lakes of Bella Terra