

# **Upgrades & Features**

## **INTERIOR**

- **Living Room w/Wood Plank Ceiling**
- **Wood Burning Stove w/Austin Stone**
- **1st Floor-Solid Surface Flooring Throughout**
- **Wood/Tile Installed (2015)**
- **Kitchen/Bath Granite (2015)**
- **Kitchen Cabinets w/Large Pot/Pan Drawers**
- **Under Cabinet Lighting**
- **Canning Pantry**
- **Double Wall Ovens- Convection**
- **Microwave- Built-In**
- **Cooktop- Propane**
- **Ceiling Fans Throughout**
- **Utility Room w/Built-In Cabinets**
- **Split Floor Plan**
- **Primary Bedroom/Bath w/Large His/Her Closets**
  - \***Double Sinks/Frameless Glass Shower Door**
- **2nd Floor Flex Space/4th Bedroom**
  - w/Mini Split HVAC (2019)
- **Plantation Shutters (2016)**
- **Neutral Paint Colors**

# Upgrades & Features

## EXTERIOR

- PoolSpa w/Waterfall-15,000 Gallon-Heated
- Kool Decking
- Covered Patio w/Ceiling Fans
- Outdoor Kitchen w/Granite-Grill/Sink/Side Burner
- Outdoor Bathroom w/Sink Area/Shower/Toilet
- Extended Front Porch-Ceiling Fans/Porch Swing
- Landscaping w/Sprinkler System (Front/Back)
- Trees- Magnolia-Lemon-Satsuma
- Water Softener System
- Exterior Construction- Austin Stone w/Hardiplank
- Roof (2020)
- 3 Car Garage w/Auto Opener & 2 Storage Closets
- Full Fencing w/Electronic Gate Entry
- Cross Fenced Pasture w/Lighting
- Barn-2 Stalls(13x12)/Tackroom/13'Overhang
  - \*Electric/Water\*
- Shed On Slab w/Roll Up Door (26x12)
- Shop On Slab w/Separate Service Pole (30x46)
  - \*Covered Front Porch w/Entry Door-Slab(30x16)
  - \*3 Roll Up Doors- (1-10x8) (2-8x8)
- Cul-De-Sac Lot- \*Only Home\*