

20615 SUNNY SHORES DRIVE

ATASCOCITA, TEXAS 77346

Year Built: 2004

Features:

2604 sf, 1 story, 3 bedroom, 2 ½ bath, study, formal dining

Extra Large Attic with room to build into 2nd story per engineering consult.

EXTERIOR:

9500 sf lot: 80x120

Limewashed Exterior: Romobio Brand Avorio White – 2019

Made for porous brick and stone and mimics time-worn European Limewashed exteriors

Resists mildew, mold, and critters.

Calcifies and becomes part of the brick, but allows the brick to “breathe” – does not hold moisture.

Doesn't flake off like traditional paint and doesn't need continued maintenance.

100% brick exterior, Hardi Plank trim, and matching brick mailbox – no shared mailboxes!

Koi pond with mature koi

Covered back patio and large patio extension with built-in benches

ADDITIONAL FEATURES:

New AC System: 2015

New Water Heater: 2018

Porcelain Tile flooring throughout – no carpet!

6x36 Marazzi American Estates rectified edge porcelain wood look tile with full color body – 2019

Quartz black grout that resists staining and discoloration

9-11 ft vaulted ceilings

Crown molding throughout house in most rooms

6 inch baseboards throughout

Shiplap accent walls

Sherwin Williams Repose Grey and Martha Stewart Cobblestone paints in main areas

Custom Built Mudroom Lockers by garage entrance – 2019

Built-in Shelving and storage throughout home.

KITCHEN:

3 cm granite and undermount sink – 2018

42" upper cabinets

Kitchen Aid Gas Range – 2018

Kitchen Aid Dishwasher – 2018

Soft close cabinet hinges – 2019

Soft close full-extension drawer glides– 2019

Custom All-Plywood cabinets with custom paint – 2019

¾ hp Badger disposal – 2020

Delta magnetic pull-out spout faucet – 2019

MASTER BEDROOM:

15x17' with sitting area

Barn door entrance to master bath – 2020

Custom built-in closet organizers – 2018

Crown Molding

MASTER BATH:

Separate custom vanities with 3 cm granite and undermount sink – 2018

ORB plumbing fixtures

Shiplap accent wall – 2020

Frameless glass shower - 2018

Extra deep soaking tub with roman faucet and handheld sprayer – 2015

15x30 charcoal porcelain tile – 2020

Subway tile shower and tub surround – 2020

Crown molding – 2020

SECONDARY BEDROOMS:

12X12'

Walk in closets

Crown Molding

Wood Look Tile

SECONDARY BATH:

12x24 charcoal porcelain tile – 2019

Shiplap accent wall

ORB Delta Plumbing Fixtures

HALF BATH:

Custom Built vanity cabinet -2019

Delta ORB faucet and matching toilet lever – 2019

Full-Wall of Subway Tile – 2019

FAMILY ROOM:

20X25'

Large corner fireplace with travertine tile surround, glass doors, and gas logs (gas and woodburning)

Custom farmhouse style wagon wheel chandelier

Crown molding

Porcelain wood look tile

GARAGE:

Epoxy workshop flooring – 2013

Garage door insulation – 2019

Full Wall Pegboard Organization System