



APRIL EDWARDS  
REALTOR®

## Important Features & Improvements of 11907 Canyon Timbers

- Roof replaced Q2/2016
- Installed Double Pane Windows throughout home 10/2012
- Installed Generac Natural Gas Generator 4/2016
- Installed Tankless Water Heater 10/2012
- Laminate Wood Flooring in Living Areas and bedrooms with ceramic tile in Kitchen and Bathrooms-No carpet
- Updated three of four Bathrooms
- Plantation Shutters (3 ½") in Primary Bedroom and Sitting Room, White Wood Blinds elsewhere

- Granite countertops in Kitchen & Primary Bathroom
- Nest Door Bell
- Two digital programmable thermostats
- Crown molding in Entry & Dining Room
- Gas log fireplace
- Wood Built-in Study Wall Unit in 4<sup>th</sup> Bedroom & matching Full-size Murphy Bed perfect for guests while still able to use as a Study
- Additional area which can be used for Game Room, Sitting Room, Exercise Room or School Room
- Built-in Desk area in the Kitchen
- Ceiling Fans throughout
- Gutters on home's exterior
- Extended Stamped Concrete Back Patio
- Oversized 3 Car Garage on Corner Lot
- No flooding per Seller
- 24 Hour MANNED Gate Access
- Recreation Center with Pool, Workout Equipment & Basketball & Volleyball Courts