

# **4803 Shadow Grass**

## Home Features

### **Indoor:**

- Travertine Floors
- Exotic Granite
- Custom hardwood floors
- New Carpet throughout
- Indoor bar w/ fridge and its own sink
- Crown Molding and 6" base boards throughout
- High-end appliances – Thermador, Bosh
- Soft close kitchen cabinets and drawers
- Convection Oven
- Central vac. Throughout
- Tankless Hot Water Heaters x 2
- Insulated/Low-E Windows
- Fully insulated attic with PEX piping (no water issues in recent freeze although many of our neighbors had multiple pipes burst).
- Never flooded in Harvey – no homes in our neighborhood flooded
- High Efficiency HVAC
  - o \*3 zone A/C with Master bedroom zoned.
- 2 Staircases
- Softener and Water Filtration System
- Safe/Hidden Room (12x12) upstairs behind media room – fully finished with new carpet, paint, and lighting
- Custom woodwork throughout
- Alarm System
- 16 speaker indoor-outdoor built-in sound system
- Indoor-Outdoor camera/security system

### **Outdoor:**

- Bull Outdoor Kitchen – 6 burner w/ Fridge and sink
- Dual sided Indoor/Outdoor Fireplace
- Pool/ Spa: heated and gunite, fully automated through smart phone
- Front/Back Sprinkler System
- Gas fire pit
- Water