

22 Flatcreek Place

Feature List / Recent Improvements / Upgrades

- New Roof – 2018
- New main A/C (SEER 16) and two furnaces – 2015
- Pool newly replastered – 2018
- New/expanded pool decking with TRAVERTINE – 2018
- New Polaris pool sweep booster pump - 2021
- Whole house gutter system – 2018
- Mosquito misting system
- Landscape lighting in backyard
- Brick landing at covered front entryway
- Waterfall glass at double front doors
- Woven wood coverings at front door
- Wide plank wooden flooring and staircase
- Plantation shutters
- Custom drapes- dining room, family room and kitchen
- Porcelain tile flooring in kitchen, entryway and laundry room
- Dual sided fireplace – family room and kitchen
- Built-in cabinetry in family room and game room
- Walnut butcher block kitchen island
- Stainless steel appliances
- Tile backsplash in kitchen
- Granite countertop in kitchen
- Jenn air gas stove with built in griddle
- Stainless steel exhaust hood
- Pot filling faucet at stove
- Kohler stainless steel Farmhouse Country sink with raised faucet
- Bay window at kitchen sink
- Large laundry room with sink and extensive cabinetry, space for second refrigerator/freezer
- Butlers pantry / bar with glass front cabinet doors
- Plush carpet in bedrooms and game room
- Chair molding in dining room
- Second bedroom with adjacent full bath on main floor
- Family room wired for tv/internet
- Ceiling fans throughout
- Security system
- Sprinkler system with Rainbird Wi-Fi capable controls
- NEST thermostat at main floor
- Programmable Honeywell thermostat for secondary unit upstairs
- Outdoor speakers
- Bay window and coffered ceiling in master
- Jacuzzi tub and separate shower and recessed lighting in master bath

- Sizable closet at master dressing area
- Architectural windows at head of split staircase
- Windows with wide shelf at upstairs hallway
- Bedroom 3 features separate doorway to bath number 3
- Walk-in closet in bedroom 4
- Texas basement accessible via bedroom number 4
- Radiant barrier in all attic spaces
- New attic door at second floor hallway
- Large size family pool features separate natural stone waterfall
- Diving board at pool
- Separate conversation/firepit area at rear of property
- Raised bed vegetable garden – fully screened
- Separate BBQ area at rear of property
- 10 foot extended oversize garage
- Fully landscaped
- Oversized corner lot
- Quiet cul-de-sac street

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