

*Features & Upgrades*  
125 Cattle Drive Trail, Angleton, TX

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**INTERIOR:**

- ✓ 2,831 sq. ft.
- ✓ 3 bedrooms
- ✓ 2.5 baths
- ✓ Mudroom with built-in lockers and bench
- ✓ Plantation shutters
- ✓ Open/split floor plan
- ✓ 9-12' ceilings throughout
- ✓ Raised tray/coffer ceilings in entry, dining, and master
- ✓ Soft-close cabinet doors throughout
- ✓ Toggle light switches throughout
- ✓ Kitchen
  - Large eat-in kitchen island (6' x 9')
    - Built-in wine/beverage fridge
    - Electrical/USB charging outlets under overhang
    - Microwave
  - GE Appliances
  - GE Double ovens with built-in cabinet/pan rack above
  - GE 36" stainless steel chef's 5-burner gas stove
  - Built-in spice cabinets and pot/pan drawers under stove
  - Open drawers in cabinets to the left and right of the stove for easy access to dishes
  - Oversize walk-in pantry with auto light switch
  - Osmosis filtration system under sink, which connects to the refrigerator
- ✓ Living Room
  - Dimmer switch for recessed lights
  - Floor plugs (2)
  - Oversize built-in entertainment center (fits 70" TV)
  - Oversized floor-to-ceiling picture windows (living room and dining room)
- ✓ Master
  - Access to the laundry room from the closet
  - Custom built-ins in closet w/ hidden gun cabinet
  - Oversize walk-through shower with 3 shower heads (one rain shower)
  - Venting window in shower
  - Large freestanding master tub
  - Oversized picture windows overlooking the backyard
  - Coffered ceiling ambient lighting
  - Access to the back porch
- ✓ Stained shiplap behind vanities in all bathrooms
- ✓ Custom built-in dressers and show shelves in all closets
- ✓ Custom built-in shelving/cabinet/filing system in the office with soft-close doors and drawers
- ✓ AquaOx water filtration system for entire house (behind fence outside of garage)

## **EXTERIOR:**

- ✓ 1.5 acres
- ✓ Large oak trees
- ✓ Oversize back porch (25' x 35')
  - Dimmer switch for recessed lights
  - Built-in TV console
  - Big Ass® Haiku fan with wireless phone control
  - Polyurea/Polyaspartic concrete coating on back porch (Gulf Coast Outdoor Living)
  - Outdoor kitchen
    - Sink
    - Prep area with cutting board
    - Light/switch (separate from main lights)
    - Fan
- ✓ Extended double wide driveway
- ✓ Two (2) AC units
- ✓ Down lights (dimmable) front of house
- ✓ Christmas light outlets with custom lights to fit each section of the roof all the way around the house (on/off switch by front door)
- ✓ Sprinkler system (front, back, and landscaping)
- ✓ Security system with three (3) exterior cameras
- ✓ 3 car extended garage for long vehicles/trucks
- ✓ Attic
  - Large open attic with tons of storage space
  - Tankless gas water heater
  - TechShield roof barrier
- ✓ Propane tank with Nee-Vo wireless control/auto refill through BayGas
- ✓ Electrical plumbing complete for future barn addition