

# 1207 BAY OAKS HIGHLIGHTS

- COMPLETELY REBUILT IN 2000-2001 (New Construction Insurance Rates)
- 3 BEDROOMS, 2 BATHS, 2 CAR GARAGE - 2176 SF (HCAD)
- Master BR - 12.5 x 20, Second BR - 12,5 x 15, Third BR - 10 x 12
- Master Closet is a Huge Ventilated Walk-In (8 x 13)
- Huge Closet Space Throughout - most w/ California Closets
- MASTER BATH HAS EASY TEMP DUAL SHOWERS
- FOUR SUPER QUIET EXHAUST FANS (Both Baths & Laundry Room)
- VAULTED CEILINGS
- HARDWOOD FLOORS THROUGHOUT (except Master Bedroom)
- MAGNIFICENT KITCHEN
- THREE HUGE KITCHEN PANTRIES (plus Mega Additional Storage Space)
- HUGE ISLAND BAR FOR ENTERTAINING (w/ Salad Sink & Storage)
- CORIAN AND SILESTONE COUNTERTOPS (Tile in the Laundry Room)
- TWO LARGE BUILT-IN CHINA CABINETS (Halogen Lit - Glass)
- BUILT-IN COMPUTER DESK/WORK AREA
- UNDERCOUNTER LIGHTING (Kitchen, Laundry Room & Built-In Desk Area)
- BUILT-IN WINE RACK
- WOOD/GAS FIREPLACE SURROUNDED BY BUILT-IN AV CAB
- TWO AC/HEAT SYSTEMS (Very Economical - See Utility Bill History)
- EIGHT CEILING FANS
- RECESSED LIGHTING THROUGHOUT
- LAUNDRY ROOM w/ huge sink, extra fridge, washer & two dryers
- BUILT-IN STEREO SPEAKERS THROUGHOUT (Surround in LR & MBR)
- CENTRAL HOMERUN ELECTRICAL CLOSET (Phone, Cable & Alarm)
- CASEMENT PELLA WINDOWS WITH ROLL DOWN SCREENS
- SOLID STAIN GRADE DOORS / EASY ACCESS HANDLES
- HUGE WALK-IN ATTIC (Outfitted with Plywood Floors)
- LOW MAINTENANCE HARDY PLANK / BRICK EXTERIOR
- FRONT PORCH SLATE w/ Rock Walkway
- BRICK FIREPLACE / BRICK FLOWER BEDS / EASY YARD
- HOUSE NEVER FLOODED.