

358 E. Walnut

This home was built with exceptional care to quality, with a variety of potential homeowners in mind and an efficient yet modern flare. We utilized every inch to maximize space and storage to ensure this masterpiece makes someone a special home where years of memories can be made. Below is a list of "extras" included in this build.

- The house footprint (2500 sq ft) was flipped to ensure maximum living space on the pre-set lot.
- Plans were designed with the help of an architect and engineered to ensure City approval, maximization of space and high quality.
- The west wall was constructed to be six inches wide (2 inches wider than code) and has sprayed-in, foam insulation for the ultimate comfort in the master bedroom, bathroom and one guest bedroom.
- The ceiling was fitted with spray-in, foam insulation to insulate the home during both cold Texas winters and HOT Texas summers.
- The ceiling attic space, which is accessible from the over-sized garage, stretches over the garage and most of the living space. There is traditional attic space as well as insulated, temperature-controlled attic space and AMPLE space to store whatever your heart desires.
- The garage is purposely over-sized (600 sq ft) to accommodate our beloved "Texas trucks", but also allow for workspace(s) and even includes a utility sink.
- The exterior is covered with Hardie which will last for years and years with minimal to no upkeep and/or maintenance. Exterior paint is of the highest quality and was designed to create a modern, warm farmhouse that is sure to be the talk of the neighbors. The exterior a/c unit is positioned next to the garage door on an oversized slab that will also account for the City's large, blue and not very attractive trash cans. This area was fenced in to help conceal these items, but allow for easy access as well.
- A/C unit has media filter with UV light to kill bacteria.
- This area was fenced in to help conceal these items, but allow for easy access as well.
- The exterior electrical includes custom matching coach lights for the front, garage and back doors. Can lights have been installed around the home in the soffits to illuminate the home. Multiple electrical outlets are positioned around the exterior of the home, including some in the soffits to account for Christmas lightening OR back porch lightening should you decide to add a pergola (which is approved by the City).
- Front porch has extra support in the ceiling to account for a porch swing (large or small).
- A new, privacy fence was added to enclose the side and backyard.
- The sprinkler system will make watering the new sod and custom landscaping a breeze.
- Gutters and river rock beds were added to ensure water is directed away from the home and landscaping beds.
- A custom, solid wood front door includes a "speak-easy" for character and safety. The double doors leading into the backyard are equipped with interior blinds. If the blinds

are up this allows for excellent, natural light into the main living area. Close the blinds at night for privacy.

- The entrance from the attached garage is designed as a “mud room” with a custom unit complete with cabinets, a shelf, bench seat and coat/purse/backpack hooks that can be personalized if desired.
- The over-sized laundry room is also just feet away from the garage entrance. The laundry room is large enough to house both a washer and dryer (gas or electric) as well as an additional refrigerator. The room is equipped with ample storage and even has a folding station with quartz counter-tops. This room was specifically designed to feel open and airy which is why we added a sliding barndoor to this room.
- A walk-in pantry with a coffee bar (to house small electrical appliances like coffee pot, toaster, microwave oven, etc.) is located just feet from the gourmet kitchen.
- The kitchen, dining and living space is designed to be one large area. The kitchen and living areas are adored with 15+ feet vaulted ceilings. The dining room is located next to the kitchen to allow for easy access.
- The kitchen is a custom design of white painted cabinetry finished off with a beautifully wood-stained custom island (farm sink included) and vent hood. Countertops are non-porous, stain resistance quartz which will require little to no maintenance while being beautiful for years and years to come. Fixtures are brushed nickel and with the help of the backsplash bring the entire design together. This kitchen is the centerpiece of the home and sure to get lots of attention.
- Stainless GE kitchen appliances (range & dishwasher).
- Interior is equipped with 3 bedrooms and 2 full bathrooms. Every bedroom has large closets for ample storage, solid wood, stained doors, neutral, calming interior paint.
- Crown molding has been installed throughout the house. The master bedroom has a tray ceiling, equipped with crown molding and mood, rope lighting hidden behind molding. Baseboard installed throughout is 5 ¼”.
- Electric switches for fans and lights have been strategically placed to allow easy access. The master bedroom has even been equipped with switches to flank the master bed.
- Tile, designed to mirror wood, has been installed throughout the home with the exception of the bedrooms. Bedrooms have neutral carpet that will blend with any paint color or furniture while hiding any dirt, spills, etc. that may come later.
- The master bathroom is equipped with a dual sink vanity, granite counter-tops, additional storage, separate water closet, extra large master shower that features TWO showerheads for the optimal spa experience and brushed nickel fixtures. The shower tile is a warm, wood-look tile with stone tile as an accent. The shower is also equipped with a small window to allow for extra natural light and ventilation.
- The guest bathroom is spacious. It has a custom, wood-stained vanity with a granite counter-top and brushed nickel fixtures. The tub area also has the warm, wood-look tile with stone tile accent but also includes a built-in shelf to hold all your shower accessories without the use of a pesky shower caddy.
- Water-filtration system
- One year, home warranty from a top-rated company included.