

Major Upgrades to 11123 Copper Shores Ln. Talavera Subdivision. (Per Owners)

Approximately 3475 sq feet. 4 BR 3 ½ Bath. Media Room. Game Room. Large Kitchen. Huge Island. Full office and Pocket office. BEAUTIFUL View of the lake.

Custom made curtains for 20 ft window section in living room  
Automatic remote control shades/blinds silhouettes for all Living Room windows  
Upgraded Wood floor throughout first level main living areas  
Double oven  
Oversized Granite Sink  
Ultra high end countertops—quartzite  
Shutters throughout front of house  
Blinds through Back of house  
Central Vacuum System built in, including sweeper slot in kitchen  
Skybell front door camera system  
Alarm system  
6 station sprinkler system  
Gutters and Christmas light hooks throughout roof  
Gas outlet for Grill outdoors  
Built in furniture in master closet  
100 inch screen with high definition overhead projector and furniture in media room  
Chandelier in master bathroom  
Jacuzzi tub in master bathroom  
Foam insulation throughout house  
Double paned windows  
Oversized two car garage  
Pocket office with quartzite countertop  
Gas Fireplace with electric remote starter  
Ceiling Fans in all bedrooms, back patio and living room  
Salt Water Dupure soft water system throughout whole house  
Accent colored walls in Dining Room and Fireplace  
Rod Iron curved staircase  
Concrete stamped front and back porch  
Walkway to back gate  
Lakefront lot  
Next to greenbelt lot  
Two AC Units (upstairs/downstairs) with smart AprilAire System

Extra Negotiable Points

High End Washer Dryer combo can stay  
Nice Whirlpool French Door Refrigerator can stay  
BBQ Grill outdoors can stay  
Media Room furniture can stay