

# 11125 Sunset Avenue

## Features

- 2-story home in Woodforest Estates
- 1.645-acre property
- 3-car detached garage with auto garage door opener
- Iron gate at the end of the driveway providing access to the backyard
- 4-bedroom, 4.5 bathroom
- Guest bedroom with private bathroom downstairs
- Master suite boasts a double tray ceiling, crown molding, ceiling fan, plush carpet and an en-suite bathroom
- Master bathroom features his/her granite vanities, soaking tub, separate shower with 2 shower heads and a large walk-in closet with built-ins
- Formal dining room offers hardwood flooring, lighted double tray ceiling, crown molding and an elegant crystal chandelier
- Butler's pantry has a granite counter and glass front cabinets
- Large 11 x 8 storage room near kitchen
- Private study just off the front entry boasts hardwood flooring, crown molding, ceiling fan and direct access to the half bathroom
- Amazing chef's kitchen features a 36-inch induction cooktop - propane line run for gas cooktop if desired, gorgeous granite countertops, glass tile backsplash, stainless steel appliances, double ovens, 2 sinks, 2 dishwashers, pot filler, breakfast bar and pendant lighting
- Hidden pull-out storage closet built in under breakfast bar
- Breakfast area features custom built-ins, lovely light fixture and opens up to the back patio
- Spacious family room with hardwood flooring, crown molding, recessed lighting and ceiling fan
- 2 upstairs secondary bedrooms include plush carpet, ceiling fans and private bathrooms with granite vanities
- Upstairs "flex room" could be a game room, media room, home gym, etc...
- Utility room with granite countertop, sink, white cabinetry and Dutch door

- ∞ *Ecobee thermostats*
- ∞ *Central vacuum system*
- ∞ *In-home dehumidifier*
- ∞ *Cat-5 wiring in most rooms*
- ∞ *PEX pipes*
- ∞ *Double paned windows*
- ∞ *Double custom front doors - both open*
- ∞ *Central electronics in first floor hall closet*
- ∞ *Engineered slab*
- ∞ *Heat pump downstairs with heat strips, central gas upstairs*
- ∞ *Septic system*
- ∞ *Aerobic sprinkler system*
- ∞ *Homeowners own their own well*
- ∞ *Sunken propane gas available at street*