

## **Amenity List:**

Double Pane windows throughout

2 Car Garage with AC closed off Workshop with utility sink

Plantation Shutters throughout

New roof 2018

New air conditioning unit 2017

Root barrier on entire west side of driveway, sidewalk, house, and patio

Teak floors in family room and master

All kitchen appliances less than 5 years old

Gas fireplace with gas logs included.

Crown molding in kitchen and family room

Walk-in closets in all 4 bedrooms

Motion detector spotlights on sides of home

Under cabinet kitchen lighting

Master surge breaker by electrical box

Pendant lights above island

Tech package in master closet

Large rear yard

Beautiful landscaping

Walking distance to prestigious Pattison Elementary School

11.4 mile Bike Trail connecting George Bush Park and Terry Hershey Park- nearby

Nottingham Country Walking Park is located 4 blocks from house.

Low taxes and Low HOA