

17414 Browning Trace Ln. - Special Features

EXTERIOR

- * Sought after front elevation with extended all-brick front porch, metal roof, high roof line & dormer
- * Recently extended 18 ft. x 18 ft. custom covered patio with 14 ft. high gable ceiling (blocked for ceiling fan), gas grill connection, and recessed lighting
- * Urn bubble fountain with custom control switch on patio pillar
- * Professionally landscaped front & rear yards
- * Automatic zoned sprinkler system in front, back & side yards
- * Stained and sealed cedar fence

INTERIOR & CUSTOM DESIGN

- * Stunning open floor plan with 14 ft. Cathedral ceiling in the kitchen, dining & family rooms
- * High ceilings throughout home (minimum 10 ft.)
- * Custom 8 ft. mahogany front door with ¼ lite rain glass, iron grill design, & oil-rubbed bronze hardware
- * 25 ft. long extended entry with 10 ft. wide rotunda, 11' tray ceilings, custom light fixture & art niches
- * 6 1/2" wide plank, hand-scraped Hickory wood floors in family room, hall, all bedrooms & closets (Recently installed with 50 yr. transferrable warranty)
- * 20" tile set on diagonal in extended entry, kitchen, wine bar area, study, bathrooms & utility room
- * 4 1/2" custom wood shutters throughout
- * Gaslog fireplace with glass doors, travertine surround and wood mantel
- * Wine bar with custom stone work, 100-bottle display rack, cabinetry & granite countertops
- * Custom Plantation Wood Shutters with 4 ½" slats throughout
- * French doors to study
- * French doors to back patio
- * 5" baseboards
- * Custom decorator paint throughout

KITCHEN

- * 14 ft. high brick hearth
- * Extensive custom cabinetry upgrades, including 42" solid wood raised panel cabinets, bump up above cooktop & trash pull out
- * 9 ft. Butler's pantry with upgraded cabinetry
- * 8 ft. long kitchen island with built-in sink and extended granite bar top for seating
- * Travertine backsplash set on diagonal
- * Stainless Steel G.E. Profile built-in appliances, including gas cooktop
- * Dual basin, stainless steel recessed, undermount sink w/Moen pull-out sprayer & water dispenser w/filtration system
- * Range hood vents to the exterior
- * Walk-in pantry

MASTER SUITE

- * Tray ceiling
- * Crown molding
- * Separate "His" & "Hers" vanity areas with new Quartz countertops, integrated rectangular sinks and updated Moen oil-rubbed bronze faucets (May 2021)
- * Oversized, 3-tier walk-in master closet
- * Upgraded raised panel solid wood vanity cabinets w/adorning pulls
- * Master shower w/recessed mud set tile floor & tile surrounds
- * 6-jet Whirlpool tub in master bath
- * 5 ft. walk-in shower

LIGHTING & WIRING

- * Upgraded lighting fixtures throughout home
- * Built-in surround sound speakers in family room
- * Rocker light & variable speed ceiling fan switches
- * Ceiling fans w/light kits in study, family room & all bedrooms

ENERGY SAVINGS, SECURITY & CONVENIENCE

- * New RUUD 14 SEER 5-ton A/C system (Condenser & Evaporator Coils) installed 4/2021
- Environments for Living Certified home
- * Alarm system with digital control pad, motion sensors, glass-break sensors & camera wiring at doors
- * Spacious laundry room with built-in cabinets, shelving and extra space for refrigerator/freezer
- * Built-in entertainment niches with custom cabinets and shelves in family room
- * Mud area with shelving, shoe racks and coat rack

LOCATION

- * Easy access to W. Bellfort & FM 1464
- * Close to South Windsor Playground and park
- * Short distance to lake, trails & The Club at Aliana (pedestrian access from the nearby lake trail under the FM 1464 bridge)
- * ALIANA AMENITIES include 2 club houses (The Club at Aliana, which is the main club) and Westmoor Club, two 24-hour state-of-the-art fitness centers, tennis courts, 2 lap pools, a resort-style lazy river pool, waterslide, splash pads, a dual commercial kitchen, furnished ballroom and rooms for special occasions and party rentals, family game room, multiple parks and playgrounds and miles of lakes and trails.
- * Zoned to award-winning FORT BEND ISD