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# WHAT BUYERS WANT TO KNOW

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## HOME HIGHLIGHTS

- ✓ No Mud Taxes ~ Low HOA Fee's ~ No Back Neighbors ~ Never Flooded
- ✓ Home Bricked On All 4 Sides ~ Energy Efficient ~ Lush Professional Landscaping / Hardscaping
- ✓ Spacious Kitchen ~ 42" Cabinetry ~ Custom Glass Inserts ~ Quartz Countertops ~ Wrap Around Breakfast Bar ~ Recessed & Pendant Lighting (Remodeled 2019)
- ✓ Sleek Stainless Steel Appliances ~ Microwave/Convection Oven ~ 5 Burner Gas Range ~ Electric Oven ~ Counter Depth Refrigerator (All Appliances Stay)
- ✓ Private Study ~ French Door Entry ~ High Ceilings ~ Plenty Of Natural Light
- ✓ Family Room Features ~ Soaring Cathedral Ceilings ~ Recessed Lighting ~ Built-In Entertainment Center (Flat Screen TV, Polk Sound Bar, Sub-Woofer, & Receiver Stays) ~ Cast Stone Gas Fireplace ~ Hickory Smoked Luxury Laminate Flooring (Installed 2018)
- ✓ Formal Dining Room ~ Arched Entrances ~ Chair Railing ~ Hickory Smoked Luxury Laminate Flooring (Installed 2018)
- ✓ Master Suite ~ Tray Ceilings ~ Picture Windows ~ Huge Walk-In Closet
- ✓ Spa Inspired Master En-Suite Bath ~ Custom Vanity ~ Quartz Countertops ~ His & Her Sinks ~ Separate Lavatory ~ Luxury "Driftwood" Tile Flooring ~ Soaking Tub ~ Oversized Frameless, Glass Hinged, Corner Shower (Remodeled 2019)
- ✓ Walk-In Utility Room ~ (Washer, Dryer, & Freezer Stays)
- ✓ Huge Covered Backyard Patio ~ Windstorm Certified Awning (Installed 2017) ~ Beautiful Cedar Fence (Installed 2019) ~ Lush Professional Landscaping ~ Integrated Mosquito Control System
- ✓ Energy Efficient 14.5 Seer HVAC System (Installed 2017) ~ Energy Efficient Hot Water Heater (Installed 2020)
- ✓ Award Winning Clear Creek ISD ~ Easy Access To I-45
- ✓ NO Prior Insurance Claims (Hazard or Flood)