

Features & Specifications

803 Fairbanks St, Texas 77009

3,031 sq ft | 6,466 Lot Size

Signature Features

- Award winning Architect Brickmoon Design | Builder Langridge Constructions
- Energy Star rated by Snyder Energy Services, 62 HERS index rating
- HVAC/Furnace is Trane 16 SEER - highest efficiency unit on the market
- Radiant Barrier roof and spray foam insulation sealed attic
- 401 sq.ft. screened-in porch
- Heat & Glo fireplace encased in reclaimed wood mantle
- Red oak hardwood flooring throughout the entire home
- PEX plumbing
- Wired for alarm system
- Oversized lot

Interior

- 8ft tall 5 panel Mahogany wood front door
- Recessed lighting throughout the entire home
- Panoramic 9ft glass sliding door in common area
- Chrome plumbing features
- Utility room with cabinetry and counter on second floor
- Large mudroom for additional storage
- Marble countertops in all bathrooms
- Tankless water heater (Rinnai)
- Soaring 10ft ceilings
- Finished "Texas Basement" with added 238 sq.ft. of space currently use as game room

Exterior

- Covered back deck with recessed lighting, ceiling fans and propane grill
- Spacious backyard with plenty of room to add a pool
- Zoned Rainbird sprinkler system
- Professionally landscaped yard
- Low -E windows

Kitchen & Dining

- Gourmet kitchen with high-end stainless steel "Kitchenaid" appliances including 6-burner gas range
- Honed black granite counters throughout the kitchen and islands
- Custom - designed cabinetry
- Walk in pantry
- Large center island with bar seating
- Kitchen features LED under cabinet lighting

