



# 1412 COPPER RIDGE LANE

## Features & Amenities

 4 bedrooms

 2 bathrooms

 2,236 sq ft



## THE PROPERTY

Beautifully Built All-Brick Beazer home on a cul-de-sac street near the park. This impeccably maintained home impresses all who enter. Walking through the door you're greeted by Soaring Ceilings and spectacular site lines with fabulous flow from room to room. Natural light pours in from Floor to Ceiling Energy Efficient Low-E Windows, and you'll be impressed by the low bills because of the spray foam insulation in the walls. The Chef in the family will love the gorgeous gas range and the oversized island - great for entertaining parties both large and small. With fabulous flow from room to room, you can have the party inside or take it outside where you can BBQ on your oversized covered porch. Afterward, retire to your Palatial Primary bedroom with a double-trayed ceiling and an Enormous ensuite featuring a colossal closet and huge corner soaking tub where you can soak your troubles away. Amazing split floorplan where everyone has their own space - Great Schools, and easy to get around town.

## KEY FEATURES

- ✓ BEAZER Home
- ✓ Energy Star 3.0 Qualified
- ✓ 16 Seer A/C System with Variable Speed Furnace
- ✓ Spray Foam Insulation in Walls & Unvented Attic
- ✓ All Brick Exterior
- ✓ High Ceilings
- ✓ Tray Ceilings
- ✓ Lots of Natural Light from Tall Windows
- ✓ Crown Molding
- ✓ Oversized Island
- ✓ Stainless Steel Appliances
- ✓ Extra Tall 42" Kitchen Cabinets
- ✓ Upgraded Granite & Cabinets in All Bathrooms
- ✓ Walk-In Closet in Master Suite
- ✓ Dual Vanities
- ✓ Garden Tub
- ✓ Occupancy Sensor in Garage
- ✓ Smart Switch on Porch Light
- ✓ In-Wall Wiring for Wall-Mounted TV in Living Room
- ✓ Nest Smart Thermostat
- ✓ Extended Rear Porch Concrete
- ✓ Pre-Wired Speakers for Outdoor Entertaining
- ✓ High Performance Energy Savings
- ✓ Significantly Lower Electricity Bills Compared to the Average Houston Home



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