

# 1306 Blackheath Ct. \$70,600+ in Updates

including additional outstanding qualities, and sought-after benefits

Located on a cul-de-sac street, that is across from a beautiful park which includes a walking trail, seating for when you want to exhale, or just sit back and enjoy watching seasonal birds and butterflies, fun playground area with multiple pieces of equipment and swings, as well as a soccer field with massive and welcoming grassy areas, that beckon you to come throw a ball, fly kites, and so much more.

**Very desirable Work From Home Location, as Consolidated Communications now has internet optical fiber available.**

Four Sided Two Story Brick!!! This home was/is built to impress!!! Upgraded when built with FOUR SIDES BRICK, along both the FIRST and SECOND FLOOR.

Home was professionally cleaned prior to going on the market.

Roof replaced after Ike

Landscaping replaced as needed after the freeze

Updated Light Gray Interior Paint

Gorgeous Engineered Wood Flooring featured in the soaring Entry, large Formal Dining Room, Majestic Living Room, and Large Primary Bedroom

*Formal Dining Room* with Chair Rail Molding, Crown Molding, Arches and Doors that can be left open to your Gourmet Kitchen, and can also close, when you desire privacy as you entertain (as well as keep dishes out of sight after delicious meal, while you linger with your favorite people).

## *Kitchen Updates and Features*

Custom Painted Cabinetry with Elegant Molding along the Cabinet tops

Drawers and Cabinets Galore with Oil Rubbed Bronze Handles and Pulls

Rich Granite Counters and Undermounted Double Sink

Updated Tile Backsplash

High Velocity Vent Hood to Outside

Five Burner Gas Cooktop.

Stainless Appliances.

Recessed Lighting

Desk Area with drawers, for your Laptop and Monthly Charts/Calendars

An abundance of electrical outlets for your Coffee Bar and favorite countertop appliances

*Cheerful Breakfast Room* with its own cabinetry and drawers, so handy for placemats and more!

*Texas Size Living Room* with Crown Molding, Gas Log Fireplace, Charming Tile Surround, Handsome Wood Mantle, Sweeping Views of your large, picturesque backyard and your phenomenal Outdoor Kitchen:

*A Primary Bedroom fit for Royalty, with Sitting Area* features Engineered Wood Floors, Two Inch Blinds, High Ceilings, Ceiling Fan and enough wall space for larger bedroom furnishings.

*Primary Bathroom Features + Additions:*

Gleaming Granite Counters

Large Frameless Glass Shower with Soap Alcove / Upgraded Tile

Deep Soaking Tub with coordinated Tile Surround

Custom Painted Cabinetry

Custom Mirror Frame

Linen Closet

Spacious enclosed Toilet Area

Oversized Walk-In Closet with Extensive Built-Ins / Double Racked Closet System

Powder Room with updated white cabinetry, undermount sink, tile backsplash, updated fixtures, matching mirror, and Dual Flush Toilet

Wood and Tile Flooring throughout the first floor. Clean, and very lightly lived on very neutral in color, on stairs and Game Room, and upstairs Bedroom. Tile flooring in bathroom.

Powder Room updated with Solid Surface Counter, Sink, Fixtures, Toilet

Laundry Room with Custom Shelving for Storage Galore

Family Sized upstairs Game Room with Walk In Attic Access (also known as a Texas Basement) There is additional wood flooring and carpet stored in this area, should it ever be needed. Could also become a great Home-Schooling Headquarters!

Wood Spindle Staircase and elegant polished wood handrails. Bonus Closet with tons of storage under the stairway, that is accessed from the Formal Dining Room

Upstairs Bath with Elongated Granite Counters, Two Undermount Sinks, upgraded tub with tile surround, as well as updated toilet

Spacious Secondary Bedrooms with adjustable Custom Closet Systems, ceiling fans, two inch blinds, and pretty views from the windows.

Oil Rubbed Bronze Doorknobs throughout, miscellaneous hardware replaced

Ceiling Fans in most rooms. Two Inch Blinds through-out home. Gutters. Sprinkler System

\$30,000 Custom Patio with Outdoor Kitchen, featuring raised countertop for easy serving, as well as the handsome stone along with stainless look that everyone adores. Sought after and costly, Lion Grill/Cooking Station, Rotisserie Attachment, Side Burner, including a specialty cover to further protect the grill when not being used.

The Lion Grill features an infrared back burner, griddle, and XL temperature gauge, handles and knobs. Dual lights for that late evening grilling session. Made with 16-gauge 304 stainless steel, at 107lb is the heaviest in its class.

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Outfoot Kitchen featuring handsome Granite Counters, Outdoor Sink, and accompanying Refrigerator for your favorite cold drinks Don't miss the roll up blind that can add privacy and help shield the sun when desired. High Ceiling, Recessed Lighting, Outdoor Fan, Stamped Concrete Floors. Sellers also had a covered walkway built so you can go from the garage to the house in rainy days and have some protection from the weather.

Sweet notation from the Sellers sharing how much they loved the Outdoor Kitchen "You will love using the Outdoor Kitchen. We would grill, sauté, and clean all at once, without having to ever step inside the house. Everything cooks so easily and quickly too! When we hosted impromptu get togethers, burgers and tacos were always a big hit, as well as super-fast + always delicious".

Concrete pad and additional fence door added for trash can area, on far side of garage. Wrought iron fence at backyard with nicer screening to help keep pets in

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