

8819 Hollow Banks Lane

- ❧ *Semi-custom home in Copper Lakes*
- ❧ *5 bedrooms, 4.5 bathrooms, attached 3-car tandem garage*
- ❧ *Grand entry is showcased by an elegant, curved staircase with wrought iron spindles*
- ❧ *A 2nd staircase is located between the formal dining room and kitchen*
- ❧ *Master and guest bedroom downstairs*
- ❧ *Home office/study boasts crown molding, ceiling fan and French doors*
- ❧ *Formal dining room with crown molding and a modern light fixture*
- ❧ *Gourmet island kitchen features wood flooring, crown molding, granite countertops, 2 yr. old stainless-steel appliances, gas cooktop, double ovens, built-in wine rack and under cabinet lighting*
- ❧ *Breakfast area with crown molding, wood flooring and a modern light fixture*
- ❧ *Family room offers a high ceiling, ceiling fan, crown molding, wall of windows, built-ins, surround sound, wood flooring and a gas log fireplace*
- ❧ *Spacious master bedroom with a tray ceiling, double crown molding, ceiling fan, plush carpet, sitting area, plantation shutters and an en-suite bathroom*
- ❧ *Master bathroom is complete with his/her vanities, whirlpool tub, walk-in shower and huge walk-in closet with built-ins*
- ❧ *Guest bedroom is conveniently located downstairs with an en-suite bathroom and direct access to the backyard*
- ❧ *3 large upstairs secondary bedrooms with plush carpet and ceiling fans*
- ❧ *2 full upstairs bathrooms, 1 is Jack n' Jill*
- ❧ *Upstairs game room with a tray ceiling, double crown molding, ceiling fan, wet bar and access to the outside balcony*
- ❧ *Media room upstairs with surround sound and crown molding*
- ❧ *Plantation shutters throughout*
- ❧ *Backyard tropical paradise features a covered patio with surround sound and a ceiling fan, pool/spa with water features and slide, all new pool equipment, variable speed pool pump, plumbed for outdoor kitchen*

- ∞ Nest thermostats*
- ∞ All LED lights in home - several key switches controlled by app*
- ∞ Extra insulation in attics*
- ∞ Solar attic fans*
- ∞ 1 yr. old evaporator coils and fans*
- ∞ Radiant Attic Barrier*
- ∞ Whole home generator*
- ∞ Tankless water heater*
- ∞ Roof replaced 2017*
- ∞ All windows are tinted with 100% UVF protection*
- ∞ Exterior of home painted 3 years ago (with 40 yr. Sherwin Williams paint)*
- ∞ Sprinkler system*
- ∞ Alarm system*
- ∞ Zoned to highly acclaimed CFISD schools*
- ∞ Community amenities include: pools, clubhouse, pavilion, parks, tennis courts and miles of walking/biking trails*
- ∞ All home furnishings are negotiable!*