



## 11 GAGE COURT | COMPASS

### KEY FEATURES

- Savant Home Automation (audio, video, surveillance, HVAC, intrusion, shades)
- Wall mounted iPads and keypads
- HD surveillance cameras
- Front door camera and intercom
- Remotely access home automation features via smartphone
- Sony HDTVs in living room, media room, kitchen, social room, primary bedroom
- Vantage lighting control system
- Gaggenau and Miele Appliances
- Fully furnished by Cantoni
- Bontempi Italian Cabinets (Kitchen, bathrooms, closets, built-ins)
- Ceasar Italian Porcelain Tile
- Italian Quartzite waterfall countertops
- Hansgrohe and Kohler Plumbing Fixtures
- LED Lighting (color temperature: 3000 Kelvin)
- Pianca Italian Closet Systems
- Motorized shades in study and primary bedroom
- Standby Natural Gas Generator with Automatic Transfer
- Heated swimming pool and spa
- Outdoor kitchen (Wolf appliances)
- LED landscape lighting
- Electric car charging stations in garage

### ABOUT THE NEIGHBORHOOD

- Walkable community
- Zoned to Bunker Hill elementary school, Memorial Middle school and Memorial high school
- Neighborhood favorites include: Liberty Kitchen, Mia's, Torchy's Tacos, Texadelphia, Kirby Ice House
- Nearby shopping at Citycentre, Memorial City Mall, and Town & Country Village

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