

# Amazing Features

18838 Mountain Shade

Spring, TX 77388

## Interior

Two story foyer boasts Marble floor with inlays  
Marble floor with inlays in foyer  
Hickory, hand-scraped hardwood floors throughout first level  
Curved staircase with wooden steps  
Plantation shutters on front windows  
Crown molding in formal living room  
Striking chandeliers and fixtures  
Built-in speakers in kitchen, formal living, family room, & gameroom  
Hidden room behind bookcase with skylight  
Direct vent fireplace  
Oil rubbed bronze hardware

## Kitchen

Remarkable Custom finish on 42' cabinets  
Granite countertops with tumbled marble backsplash  
Dacor SS Appliances including gas cooktop and convection microwave  
Under cabinet task lighting and rope lighting above cabinets  
Under counter reverse osmosis water filter with dedicated sink spout  
Convenient built-in desk  
Large, wrap around serving bar opens to family room

## Primary Bath

Stunning Tuscan inspired design  
Unmistakable custom vanities with hand carved details  
Oversize shower boasting custom tile, bench, and frameless surround  
Whirlpool tub with retractable handheld sprayer  
TV recessed into wall behind mirror  
Framed mirrors with exceptional detailing  
Enormous 13x9 walk-in closet with built-ins

## Exterior

Upgraded brick package with matching mailbox  
Two car porte cochere  
Oversize garage with storage closet  
Wi-fi enabled auto. garage door opener  
Rear overhead garage door  
Expansive flagstone patio  
Remote controlled retractable awning  
Energy efficient double pane windows  
Low maintenance with 95% brick exterior  
Cement siding  
Automatic sprinkler system  
Fully landscaped front and back  
Two water fountain features

## Extras

Whole house generator  
Ring security system including monitoring of  
all windows, smoke/carbon monoxide  
detectors and 3 motion lights  
Smart LED lights  
Dormers finished out for lots of easy access  
storage  
Whole house water softener system  
Tankless Water Heater