

# Features & Updates

- Quiet street with oversized acreage lots & gated entrance
- Exterior Austin Stone & Chicago Style brick for a timeless appeal
- New Hardwood Engineered Floors & Carpet
- Fresh interior paint & baseboards
- Large open floorplan with tall ceilings (most living area on 1<sup>st</sup> floor)
- Solid wood double front door w/ vaulted ceilings in foyer & patterned wood/travertine flooring
- Creston/Smart Home - controls much of the lighting, surround sound, security in main living area
- 3 tankless water heaters
- Spray foam insulation
- PEX Plumbing
- Hand applied plaster wall texture for a upscale finish
- Large home office w/ French doors & rich wood detailing
- Formal Dining w/ statement chandelier & butler bar
- Rough-Saw Cut Wood accent paneling (from Maine)
- Open Island Kitchen w/ granite countertops, custom site built cabinets, copper sink, double ovens, 5 burner electric stove, pot filler, built-in Sub-Zero fridge & freezer, Tons of Drawers!, and large walk-in pantry
- Ample Breakfast room w/ natural stone flooring & custom light fixture
- Gracious living RM w/ 17 ft vaulted ceilings, statement Austin Stone 'Heatolator' Fireplace & Cedar Mantel
- Spacious Primary BR w/ sitting area & cozy fireplace (on it's own HVAC)
- Spa-like owner's retreat w/ walk-in shower ( 8 shower heads & 3 sitting benches),enormous spa, 2 sinks, vanity area, & generous closet w/ access to the laundry room
- Oversized laundry room w/ storage & built-in ironing board
- Split floorplan w/ BR 3 & BR 4 away from Primary Bedroom
- Downstairs Game RM off BR 3 & BR 4
- ½ Baths located off downstairs Game RM & upstairs Media RM
- Upstairs boasts of large media Rm (multipurpose room) w/ Painted Wall including wood from old Houston homes dating back to the 1930s
- All bedrooms down except for BR 5 which is spacious and has 2 closets
- MUD room off garage & laundry RM
- 2 - Oversized garages w/ wood garage doors & epoxy floors (main garage is 33' x 29')
- Decked attic space for added storage
- Circle drive with tons of parking, professionally designed landscape & hardscaping
- Sprinkler system & whole house generator
- Outdoor oasis w/ oversized entertaining space, serving bar, & fireplace



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- Playground area, volleyball court than can be converted back to beach volleyball court & putting green!
- Gutters & outdoor lighting
- HUGE 10,000 sf insulated workshop with concrete pad, water & electricity  
150' x 50' main area with 3 - 14' wide roll-up doors, epoxy floors, ½ bath, & workroom  
50' x 50' extension with additional roll up doors & access

**EXCLUSIONS:** two lifts in workshop



SARAH CONWAY  
PROPERTIES  
TEAM