

2843 Nicks Run Lane

- Fully remodeled master bath with marble countertops & tile, custom cabinetry & all new fixtures
- Renovated Kitchen includes all new stainless steel professional appliances with built in dishwasher, custom cabinetry with tons of storage & appliance cabinet
- Butler's Pantry includes new marble counter top & backsplash
- Large laundry room with cabinets, space for fridge & granite countertops
- In-Ceiling Dolby Atmos speakers in Media Room
- Outdoor movie screen 144" (stores in garage when not using)
- Wood laminated flooring throughout main level
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- Mature Trees
- Did not flood!
- Smart Home Features offer Full home automation with smart phone/voice control capability:
 - Lighting (including unlimited custom lighting scene capabilities with one touch/one word control) most dimmable capable with multiple lamp control modules included
 - Motion activated lighting in principal closet, pantry and garage
 - Automated blackout shades in the principal bedroom and one secondary bedroom, both controllable by voice via Alexa, App or physical remote control
 - Thermostats with capability for voice controlled temperature changes
 - Pool control (including custom lighting scenes, heater control and water feature control). Turn the spa on remotely from any location for it to be ready when you arrive
 - 1 year old pool cleaning robot with app enabled control function for last minute cleanups.
 - Sprinkler system control by Rachio with automatic seasonal adjustment and rain skip features.
 - Smart garage door (MyQ) with voice control (HomeKit) and Amazon Garage Delivery option
 - Mesh WiFi hardware included for whole house coverage with strong signal throughout the entire home and surrounding yard area
 - Interior gas log fireplace control via App or Alexa enabled voice control
 - SmartThings hub included for ability to add unlimited additional features
 - Wine vault is monitored with temperature specific alarm to alert you in case of cooling unit malfunction.
 - Ring doorbell installed
 - HomeKit enabled rear garage door smart deadbolt lock (Schlage). Control by voice, keypad, physical key or App.
 - Smart smoke detection – all lights inside and outside of home turn on in event of smoke detection for ease of finding your way out.
 - Leak sensors in both air conditioner drain pans and water heater drain pan to notify you in case of leak.

All offered in an unbeatable location, the ultimate in “Urban Suburbia”, with a centralized location in Cinco Ranch offering quick access to multiple highways & walking distance of less than 1 mile to the following:

- LaCenterra
- Over 25 restaurants
- Cinco Ranch Public Library
- Trader Joes
- Starbucks
- Target
- Multiple parks including Willow Fork Park, Common Green, the Cinco Ranch Water Park & the Woodhaven neighborhood park.
- 4 Cinco Ranch Tennis Courts
- Cinco Ranch Sand Volleyball Court
- Cinco Ranch Junior High and Cinco Ranch High School via direct access to almost 50 miles of trails via the Willow Fork Drainage District Trails.

Exclusions:

- Media Room projector & screen
- Outdoor speakers (4)
- Wine racking