

### 1006 WHITLEY COURT ALLEYTON, TEXAS 78935

- 2 acres of land in a quiet neighborhood with easy access to I-10
- Open concept home built in 2006, one owner
- 4 bedrooms, 2.5 bath
- All brick exterior
- House square footage - 2,680sqft
- Garage square footage – 870sqft (attached)
- Garage fully insulated with insulated doors
- Garage finished in tongue and groove boards including ceiling
- Front porch – 222sqft
- Back porch/patio remodel in 2017 to including 650sqft covered back patio with outdoor kitchen trimmed in cedar. 1/3 uncovered with stone fire pit and seating.
- Pond with a pier is stocked with bass
- 8x8 insulated tree house with electricity and porch including a 125 ft zip line with landing pad.
- 30x40 metal barn all galvanized beams and purlins with 30x20 roof extension.
- Aerobic septic system
- Sprinkler system on entire property including all flower beds
- 20 plus mature oak trees
- Large fenced in back yard with aluminum fencing and 3 gates

#### General details

- Wood flooring throughout excluding kitchen, bathrooms, bedrooms
- Large ceramic tile in kitchen and bath areas
- Granite in kitchen and all bathrooms.
- Laundry room with custom cabinetry, granite counters and sink.
- Bathrooms remodeled in 2017 with custom cabinetry, granite and fresh paint
- Crown molding and cased columns in living area and foyer
- Brick/stone floor to ceiling fireplace (wood burning) with cedar mantle remodeled in 2017
- Pex plumbing including Pex manifold to control all plumbing fixtures
- 10' ceilings in Foyer, Kitchen, living, halls and 2 bedrooms
- All Electric appliances (Stainless Steel)
- Large island in kitchen with built in range and seating on both ends
- Faux blinds on all windows
- Central AC (2 units, one replaced in 2020) with ability to control bedrooms with one unit and remainder of the house with the other.
- All LED lighting
- Alarm system with all rooms wired for ethernet

#### Foyer 10 x 10 with 10' ceilings

- Ceramic tile entry
- Cased openings with molding

#### Formal Dining/office

- 10' ceiling with cased openings and molding
- Faux paint with stone accent wall
- Wood floors

#### Living Area 20 x 24

- 10' ceilings with crown molding
- Floor to ceiling wood burning fireplace (stone with cedar mantle)
- Wood flooring
- Wired for surround sound
- Large windows on each side of fireplace
- Wall mounted 75" TV

#### Kitchen 14 x 12

- 10' ceilings with cased beams and columns
- Stainless steel appliances with convection oven
- Great upper and lower storage cabinetry
- Large island with built in electric range and seating on both ends
- Cabinets under island adding more storage
- Built in matching microwave
- Granite countertops
- Large double sink with disposal
- Stainless dishwasher
- Travertine backsplash

#### Walk in Pantry 4x5

- Shelving with storage beneath

#### Breakfast area 8 x 12

- Open to kitchen
- Windows overlooking back patio and pond
- Door for access to the back patio

#### ½ bath

- New cabinets with new granite countertops
- New cabinets above toilet
- New faucet and fixtures

#### Utility room

- Wall to wall built in cabinets with granite countertops and great storage
- Wash sink with granite countertops, storage above and below
- Storage closet with shelving
- Built in cabinets above washer and dryer
- Ceiling fan

- Wood flooring

#### Mud room

- Closet with shelving and coat storage
- New locker style floor to ceiling cabinets with 4 separate cubby holes for shoes, storage above
- Attached 3x9 storage/sports closet with shelving
- Door for garage access

#### Master Bedroom 13 x 14

- 10' ceilings
- New carpet 2018 with extra soft pad
- Ceiling fan
- Wall mounted 60" TV

#### Master Bath

- 8ft ceilings
- Corner style with central tub
- Separate vanities on each side of tub
- New cabinets
- New granite countertops
- Granite counters on window seals
- Separate commode with new cabinets above
- Large built-in medicine and laundry cabinet across from shower
- 4x5 shower with ceramic tile and glass door
- New plumbing fixtures throughout
- 7x9 walk in closet with built in 2-tier shelving and drawers (new carpet in closet)

#### (Bath #2) 6' x 13'

- Double vanities with new countertops
- New cabinets
- Door separating vanity and shower area
- Large laundry/medicine cabinet
- Shower/tub combination with new fixtures
- Ceramic tile

#### (Bedroom 2) 11'x 12'

- 8' ceilings
- New carpet
- Ceiling fan
- Closet with double doors
- Wall mounted 50" TV

#### (Bedroom 3) 11'x12'

- 8' ceilings
- New carpet

- Ceiling fan
- Closet with double doors
- Wall mounted 32" TV

(Bedroom 4) 12'x12'

- 10' ceilings
- Ceiling fan
- Double doors on closet
- Wall mounted 50" TV

Back Patio 650 sqft

- Large L shape designed outdoor kitchen with granite countertops and stone on walls
- Outdoor sink (stainless) with hot and cold water
- Built in electric Stainless steel pellet grill
- Built in double gas burner (SS)
- Built in stainless drawers and one trash drawer
- Built in small refrigerator (SS)
- Covered area approximately 20'x25' trimmed in cedar with cedar beams
- Large troposaire outdoor ceiling fan
- LED lighting
- Surround sound with subwoofer and 4 outdoor speakers
- 65" and 50" TVs
- Large Bar with bar stools
- Uncovered patio 15'x25'
- Uncovered patio has fire pit (wood burning) and seating area made out of stone