

## List of Fabulous Features and Upgrades for 2315 Karankawa Trail

Gated community  
SubZero Refrigerator  
Chefs 6 burner Gas cooktop  
Granite countertops  
Upgraded plush carpet in all bedrooms  
Double Gas Ovens  
Pot filler  
Stone backsplash  
Infinity Water Softener  
LOTS of Custom Built In Storage  
Custom Library/Study  
Custom Lighting throughout  
400 Gallon Custom KOI and Turtle, lighted Pond built by Nelsons Water Garden  
Custom Master Closet with Chandeliers designed and built by California Closets  
Custom Audio Cabinet with wiring for surround sound indoor/outdoor  
Custom Wall of Windows slider in living room  
Custom Backyard Privacy Fence  
Custom 4x4 Cedar Post Raised Vegetable Gardens with automatic sprinkler  
Custom Cedar Storage Sheds (2)  
Garage Wall Organizer  
Approximately 2000 plus sq ft of Attic Space and full staircase access and outside or garage entry  
Keyless entry to Garage from driveway and backyard  
Bricked flower beds in front and back yard  
Custom garage lighting  
Plantation Shutters throughout  
Solar outdoor lighting in front and backyards  
Custom ELFA shelving in additional bedrooms  
Custom paint and features in Master Bath and Bedroom, Powder room and front bedroom  
Large Wine Cellar and Bar  
Stainless steel appliances  
Stainless steel farmhouse sink  
Tankless water heater



OPENING DOORS TO YOUR REAL ESTATE DREAMS

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Upgraded HVAC system  
Iron front door with window opening  
French doors in Library and Master Bedroom  
Gas Fireplace in Living Area and Outdoor patio  
Wine Patio off the Formal Dining room  
Outdoor security cameras  
Large Dog House with electricity and window ventilation  
Large Trash Deck  
Lush and Extensive Flower Beds and Fruit Trees  
Beautiful Area right off the back patio ready for a pool and outdoor kitchen  
Swarovski Crystal Ceiling Fans in Master Bedroom and Bathroom  
The Oaks (Neighborhood Restaurant) ON SITE



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