

- Kitchen-dinette: 24/6 x 12/0 plus 5/0 x 2/0 pantry
- Dining Room: 12/0 x 17/0 with 9/0 ceiling
- Living Room: 17/8 x 20 with 10/0 ceiling
- Foyer: 5/11 x 17/8 with 9/0 ceiling plus guest closet
- Front Bedroom: 12/0 x 16/0 plus walk in closet
- Middle Bedroom: 12/0 x 12/0 plus walk in closet
- Primary Suite #1: 14/0 x 16/0 plus walk in closet
- Primary Suite #2: 14/0 x 14/10 plus large closet
- Primary Suite Office: 8/0 x 8/4 with cabinets and encased-floor safe.
- Bonus Room: 14/4 x 17 with sink and cabinets
- Enclosed Atrium: 12/8 x 14/6 includes 4/0 wide covered area with shade screen
- Two Car Garage: 22/0 x 22/0 with storage room and floored attic space for storage.
- Separate Structural Slab: 9/0 x 10/0 in rear with electric conduit for either a future deck or storage/work space.
- Dimensions of spaces are approximate. Total living space is listed as 2930 sq. ft. on HCAD. Zero lot line patio home.

Vinyl, double pane glass with Low E gas filled windows throughout. Vinyl French doors, entry doors and sliders. All windows and doors cased inside with wood casings, sills and trim. Engineered hardwood floating floors and Porcelain tile throughout. Crown molding and wainscot dining room. 5" baseboards throughout. Ceiling fans in 7 rooms. Two HVAC systems. New 50 gallon gas HWH. 5 burner gas stove. Slow close kitchen cabinets. All new deco electric outlets and switches using numerous Maestro dimmable switches. Vinyl window blinds and shades for many windows and doors. New GarageTrac garage flooring system

Primary #1 Bathroom has large frameless shower, large sauna and dual sinks. Primary #2 Bathroom has cast iron tub/shower and access for guests use. Front Bathroom has steel tub/shower and separate sink area for guests use. All bathrooms have illuminated/heated toilet seats. Living Room has dimmable split recessed lights and cove mood-lighting. Primary Bedrooms and Living Room wired for wall mounted TV's. Covered patio between Primary #1 and middle bedrooms.

18 ft. Garage door unit is quiet with battery backup and a 'myQ' wireless remote control. Automated outside lighting in rear, side and front areas. Instant stainless steel hot water dispenser and cold water dispenser in kitchen. Lawn sprinkler system. Large open atrium in

center with artificial turf. Complete underground drainage system. Gutter guards. Refrigerator included. Washer/Dryer included. Excellent condition driveway and front walk. Set of design drawings of house.

Direct rear access to a large open park, resort style community pool, clubhouse and two tennis courts (yearly fee). Easy bike and walk access to Terry Hershey Park. Quiet family oriented neighborhood. Average electric bill -\$130/month/ gas - \$47/month. No HOA but use of pool and tennis facility with fee.