

## **28322 Ryans Ridge Lane**

### **Detailed List of Features & Upgrades**

#### **Kitchen (Updated and Renovated 2020)**

Oversized Island with Granite Counters, Bar Seating and Cabinet Storage (5' x 8')

Deep, Double Stainless Steel Sinks on the Island with Nickel Finish Pot Filler Faucet and Sprayer

GE Profile Gas Cooktop with Five Burners, Stainless Trim and an Oversized Burner for Large Pots

GE Profile Convection / Microwave Oven Stainless Steel and Built-In

GE Profile Stainless Steel Double Oven Built In Under the Cooktop

GE Profile Stainless Steel Dishwasher Built in and Conveniently Located in Island Next to the Sink

Bar Seating for Three on the Island

Open Kitchen adjoining the Living Room and Breakfast Areas - Great for Entertaining

Oak Cabinets with Craftsman Style Inlay

Double Pantries Convenient to Food Prep Area One on Each Side of the Kitchen

GE Profile Refrigerator

Granite Countertops with Custom Tile Backsplash

Two-Panel Arch Top Doors with Craftsman Style Transom Window Feature Above Each Passageway

Rich Honey-Tone Engineered Wood Floors



#### **Living / Family Room (19' x 17')**

Full 15-Light Exterior, Single Door to Access the Outdoor Living Room and Back Patio

Gas Log Fireplace with Oak Mantle and Tile Inlay

Wall-Mounted TV Viewable from Kitchen or Living Room Areas

Two Energy Efficient Windows with Custom Plantation Shutters

#### **Breakfast Area (12' x 12')**

Granite Countertop Cabinets to Match the Kitchen Convenient Serving or Bar Area for Entertaining

Glass-Front Cabinets for Extra Storage and Display of Wine Glasses and China

Custom Tile Backsplash Matching the Kitchen

Chandelier for Above-Table Lighting

Two Energy Efficient Windows with Custom Plantation Shutters

Rich Honey-Tone Engineered Wood Floors

### **28322 Ryans Ridge Lane in Spring Trails Neighborhood**

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## Outdoor Living Area & Backyard

Covered Living Area (15'x13') with Flagstone Flooring  
Great Entertaining Space or Quiet Retreat

Flagstone & Crushed Granite Patio Area for Grilling  
and Additional Outdoor Dining or Play Space

Fountain Water Feature and Landscaping with  
Manicured Flower Beds

Automatic Irrigation System for Lawn and Beds

Wood Privacy Fence with Two Access Gates on  
Either Side of the Home - New in 2018

Two Energy Efficient Windows with Custom  
Plantation Shutters

## Study / Home Office (13' x 11')

Custom Built-In Desk with Return and Cabinet or  
Drawer Storage Above and Below Pecan Desktop  
and Tempered Glass Writing Surface

Separate Built-In Credenza with Book Shelves and  
File Cabinet Drawer Storage

Seating Area for Two Guest Chairs

Double Patio Doors with Two 15-Light Insets

Rich Honey-Tone Engineered Wood Floors

## Master Bedroom Suite (17' x 14')

Setback Hallway Entrance from Living Area

Two-Panel Arch Top Doors with Craftsman Style  
Transom Window Feature Above

Slight Recess Ceiling Feature for Accent and  
Ceiling Fan with 4-Light Fixture (9-Foot Ceiling)

Three Energy Efficient Windows with Custom  
Blinds with Privacy Mesh Feature

New Carpet in the Master Bedroom & Closet

Return Air Grill with Filter for Sleeping Comfort

Double Entry Doors to Master Bath Suite which  
was Completely Remodeled in 2019

Tiled Floors and Nine-Foot Ceilings

Double Sink Counter with Corian Countertop  
Oak Cabinets with Craftsman Style Inlay

Full Length Custom Framed Mirror

Garden Soaker Tub with Custom Tile Surround

Separate Shower with Frameless Glass, Brushed  
Nickel Trim, Tile Surround and Pebble Floor

Separate, Enclosed Water Closet for Toilet with  
Storage Cabinet Above

Large Walk-In Closet with 9-Foot Ceilings and  
Fan to Keep Cool while Getting Dressed

Plenty of Hanging Space plus Custom Built-In  
Shelving and High Storage

Block Style Window for Privacy

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## **Dining Room (13' x 12')**

Craftsman Style Wainscot & Chair Rail Feature

Oversized Cased Opening with Craftsman Trimwork on the Entryway from the Foyer

Energy Efficient Window with Custom Plantation Shutters

## **Garage (29' x 22')**

Three Car Garage with Two 7' Doors & Openers

Custom ELFA Brand Storage System Built In Along the 29' Back Wall Features Shelving & Drawer Units

Nine-Foot Ceiling Height with Overhead Racks and Bike Hooks

Fully Finished Drywall Ceiling and Walls

Insulated Garage Door Panels to Reduce Energy Consumption

Space for a Full Size Refrigerator or Upright Freezer

Attic Access with Floored Storage Area

Breaker Panel Access

## **Foyer / Entry (18' x 8')**

Craftsman Style 9-Light Wood Entry Door with Beveled Glass and Glass Transom Above

Entry/Coat Closet with 2-Panel Arched Door

Recessed Nook for Entry Table Accent Feature

Recessed Stairway to Second Floor with Craftsman Style Square Wood Railing

Two Chandeliers with Custom Blown Glass Globes from Artist in Wemberley, Texas

Rich Honey-Tone Engineered Wood Floors

Five Energy Efficient Windows with Custom Plantation Shutters

Two Art Niches Visible from Entry Below

## **Utility / Laundry Room**

Electric or Gas Dryer Connections

Four Cabinets for Storage Above Washer & Dryer

Plumbed for Utility Sink Option

Space for a Full Size Refrigerator or Upright Freezer

## **Guest Half Bath**

Conveniently Located off the Foyer near Living Area

Toilet and Pedestal Sink

Energy Efficient Window with Custom Plantation Shutters

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### **Guest Suite / Media Room - Upstairs (20' x 20')**

Second Master Suite Option or Set Up as Media or Workout Room

Walk-In Closet (12' x 10') with Walk In Attic Access  
Water Heaters Located in Attic

Carpeted Area with Vaulted Ceiling and Ceiling Fan with Light Fixture

Two Energy Efficient Windows with Custom Plantation Shutters

Separate Sitting Area in the Room (8' x 10')  
Could be Used for Day Bed or Desk Area

### **Full Bath 2 - En Suite with Second Master**

Full Master Style En Suite Bathroom with Separate Tub and Shower

Tiled Floors and Nine-Foot Ceilings and Double Door Entry from Bedroom or Media Room

Single Sink Counter with Corian Countertop  
Oak Cabinets with Craftsman Style Inlay

Full Length Mirror

Garden Soaker Tub with Custom Tile Surround and Nickel Plumbing Fixtures

Separate Shower with Glass, Enclosure, Chrome Trim, Tile Surround and Fiberglass Floor

Separate, Enclosed Water Closet for Toilet with Storage Cabinet Above

Energy Efficient Window with

### **Game Room - Upstairs (21' x 15')**

Carpeted Area with 12-Foot Vaulted Ceiling

Ceiling Fan with 4-Light Fixture

Wall Mount for Large TV

Closet for Linens or Game Storage

Surround Sound Speakers in Ceiling

Wall of Energy Efficient Windows with Custom Plantation Shutters

### **Bedroom 3 - Upstairs (15' x 11')**

Vaulted 9-Foot Ceiling with Ceiling Fan (4-Lights)

Standard 8' x 3' Closet with Double Doors

Carpeted Floors - Never Lived In

Four Windows with Custom Plantation Shutters

### **Bedroom 4 - Upstairs (16' x 12')**

9-Foot Ceiling with Ceiling Fan (4-Lights)

Standard 8' x 3' Closet with Double Doors

Carpeted Floors - Never Lived In

Window with Custom Plantation Shutters

### **Bedroom 5 - Upstairs (16' x 12')**

9-Foot Ceiling with Ceiling Fan (4-Lights)

Standard 8' x 3' Closet with Double Doors

Carpeted Floors - Never Lived In

Window with Custom Plantation  
Shutters

### **Full Bath 3 - Upstairs**

Double Sink with Corian Countertops on  
Craftsman Style Cabinets

Tile Floor with Cast Iron Tub and Shower Combo

Full Length Mirror with 4-Light Fixture Above

Toilet with Cabinet for Storage Above

### **Maintenance and Renovations**

New AC in 2014 (Both Compressor Units)

New Roof in 2018

New Exterior Paint in 2018

New Wood Privacy Fence in 2018

Remodeled Master Bathroom in 2019

Replaced Carpet in Master & Living Area in 2019

Remodeled Kitchen with New Appliances in 2020

Attic Energy Efficiency Update in 2020 with Added  
Fiberglass Insulation and Spray Radiant Barrier