

SPECIAL FEATURES

10952 CANNES MEMORIAL DRIVE

CONVENIENTLY LOCATED, UPGRADED, & MOVE-IN READY

- ✓ GATED COMMUNITY W/FOUNTAIN & PARK-LIKE LANDSCAPING
- ✓ POCKET PICNIC AREAS W/TABLES & LIGHTING
- ✓ NEARBY GUEST PARKING
- ✓ STAND ALONE HOME - UNIQUE ADDRESS, NO SHARED WALLS
- ✓ RADIANT BARRIER ROOF DECKING
- ✓ HIGH EFFICIENCY WINDOWS
- ✓ FENCED BACKYARD WITH SPRINKLER SYSTEM
- ✓ TAEXX TUBES-IN-WALL PEST CONTROL SYSTEM
- ✓ ALARM SYSTEM
- ✓ WIRED FOR SURROUND SOUND
- ✓ UNIFI HOME NETWORK EXTENDER
- ✓ GAS RANGE
- ✓ UPGRADED STAINLESS STEEL APPLIANCES
- ✓ UPGRADED STACK STONE KITCHEN BACKSPLASH
- ✓ UPGRADED KITCHEN LIGHT FIXTURES
- ✓ UPGRADED ENGINEERED HARDWOOD FLOORING
- ✓ UPGRADED BATHROOM TILES
- ✓ UPGRADED GARAGE W/EPOXY COATING ON FLOOR & EXTRA STORAGE
- ✓ PERFECTLY LOCATED WITH QUICK ACCESS TO ENERGY CORRIDOR, CITY CENTRE, MEMORIAL CITY & SPRING BRANCH AMENITIES

\$399,900

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