

# PROPERTY FEATURES & AMENITIES

Samantha Plomer

2103 GREAT EGRET BEND  
FULSHEAR, TX, 77423

## LISTING DETAILS

LIVING SPACE: 2,974 SQ FT (per appraisal district)  
LOT SIZE: 6,861 SQ FT (per appraisal district)  
BEDROOMS: 4 w/ 2 Down  
BATHROOMS: 3 Full  
YEAR BUILT: 2019 (per appraisal district)  
BUILDER: Plantation Homes  
SUBDIVISION: Jordan Ranch  
TYPE: MLS Single-Family   MLS ID: 57210862

## ENTRY/FOYER

- Covered Porch w/ Brick/Stone Arch
- Dark Stained Wood Front Door w/ Glass Inserts
- High Ceiling
- Recessed Lighting
- Coach Lighting
- Upgraded Chandelier Lighting
- Wood Plank Flooring

## GUEST SUITE- DOWN

- Stain Resistant Carpet
- Ceiling Fan w/ Light Kit
- Large Windows w/ Faux Wood Blinds
- En-suite Bath
- Conveniently Located Off Entry/Foyer

## GUEST (ENSUITE) BATH

- Upgraded Tile Flooring
- Recessed Lighting
- Vanity Lighting @ Sink
- Tub/Shower Combo w/ Tile Surround
- Marble Vanity w/ Under-mount Sink

## HOME OFFICE/DINING

- Wood Plank Flooring
- Double Glass Doors for Privacy
- High Ceilings
- Ceiling Fan w/ Light Kit
- Recessed Lighting
- Adjacent to Butler's Pantry
- Convenient Access to Entry/Foyer and Guest Bath

## KITCHEN

- Wood Plank Flooring
- Shaker Style Cabinetry
- Well Appointed Hardware
- Recessed Lighting
- Pendant Lighting at Island
- Oversized Island with Bar Seating
- Stainless Steel Farmhouse Sink
- Granite Countertops
- Decorative Tile Backsplash
- Gas Range
- Walk-in Pantry
- Butler's Pantry w/Window
- Attached Casual Dining Area
- Open to Family Room

## CASUAL DINING

- Wood Plank Flooring
- Recessed Lighting
- Extended Wall w/Windows
- Access to Extended Covered Patio
- Open to Kitchen and Family
- Backyard Views

## FAMILY ROOM

- Wood Plank Flooring
- Recessed Lighting
- Fireplace w/ Tile Surround and Mantle
- Open to Kitchen/Casual Dining
- High Ceilings
- Views to Upstairs Overlook
- Windows w/Natural Lighting
- Backyard Views

## STAIRWAY/OVERLOOK

- Curved Staircase
- Stained Wood Hand-railing
- Recessed Lighting
- Upgraded Chandelier Lighting
- Wrought Iron Spindles
- Stain Resistant Carpeting
- Multiple Open to Below Views

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## OWNER'S SUITE

- Plush Stain Resistant Carpeting
- Tall Pitched Ceiling
- Fan w/ Light Kit
- Rounded Seating Area w/Windows
- Backyard Views
- Private EnSuite Bath
- Large Walk-in Closet w/Direct Access to Utility Room

## OWNER'S EN-SUITE BATH

- Upgraded Tile Flooring
- French Door Entry
- Recessed Lighting
- Vanity Lighting
- Dual Sinks w/Shaker Style Cabinetry
- Well Appointed Hardware
- Granite Countertops
- Large Soaking Tub
- Oversized Shower w/Tile Surround and Glass Entry
- Linen Closet

## GAMEROOM

- Stain Resistant Carpet
- Recessed Lighting
- Fan w/Light Kit
- Windows w/ Natural Lighting
- Views to Below Living Space
- Access to Full Bathroom
- Attic Access

## SECONDARY BATH

- Upgraded Tile Flooring
- Recessed Lighting
- Vanity Lighting
- Tub/Shower Combo w/ Tile Surround
- Marble Vanity w/ Under-mount Sink
- Shared Access w/Bedrooms 3&4

## SECONDARY BEDROOM(S)

- Stain Resistant Carpet
- Ceiling Fan w/ Light Kit
- Windows w/Natural Light
- Great Sized Closets
- Access to Upstairs Game Room

## UTILITY ROOM

- Upgraded Tile Flooring
- Recessed Lighting
- Build-in Shelving and Hanging Rack
- Centrally Located for Convenient Access
- Direct Access to Owner's Suite Closet

## OUTDOOR LIVING

- Covered Patio
- Treated Concrete w/Design
- Outdoor Fan
- Recessed Lighting
- Fully Fenced Backyard

## HONORABLE MENTIONS

- Over 50K in Builder Upgrades
- High Ceilings Throughout
- Faux Wood Blinds Throughout
- Decorative Art Niches
- Sprinkler System
- Corner Lot
- Energy Rated Home
- Programmable Thermostat
- Oversized 3 Car Tandem Garage
- Master Planned Community features clubhouse, Fitness Center, Pool and Splash Pad, Ponds, Walking Trails, and so much more!