

## Features for 11606 Dunlap St.

- Owners made this their “Dream House”. Owners are only selling due to relocation to a different city. Not a “flipped” house.
- Double pane windows installed by Conservation Construction in 2015 with Lifetime Warranty.
- Fully custom solid wood cabinets in the kitchen and bathrooms with soft close doors and drawers.
- Under cabinet LED Lighting in kitchen.
- Custom floor to ceiling pantry cabinet with pull-out shelving and oversized drawers.
- Pull-out hidden soft-close double garbage can cabinet.
- 2 slabs of Italian Marble countertops installed in Kitchen, Laundry and Master Bath/Shower (\$12k).
- Glass tile backsplash in kitchen.
- Kohler cast-iron farmhouse sink in Kitchen with touchless faucet.
- Built in 24 inch beverage cooler in kitchen.
- Full suite of Samsung black stainless steel kitchen appliances included (Purchased 2018 \$8500).
- Granite Countertop in Jack and Jill bath with double sinks.
- Oversized custom master shower with frameless glass shower door, Italian marble bench and shampoo bottle inset shelf with glass tile.
- Huge master closet with custom shelving for shoes and purses.
- Custom roman shade in Master bedroom included.
- Wood shutters installed in front 3 windows of the house.
- Recessed LED lighting with dimmers throughout living spaces and kitchen.
- Large plank wood-look porcelain tile flooring in Kitchen, living and bathrooms.
- Lifeproof with Petproof Technology carpet with upgraded carpet pad installed in bedrooms and bonus room.
- Interior doors replaced and upgraded to solid wood 5 panel doors.
- A/C and furnace replaced 2016.
- A/C ductwork replaced in 2018.
- Westinghouse Premium Tankless water heater installed 2018.
- New Mini-Split A/C installed in bonus room w/ dedicated electric from panel (2020).
- High quality Sherwin Williams paint used inside and out.
- Electric panel and exterior wires to house replaced and upgraded 2018. Additional circuit breakers available on box for additional electrical additions. (\$5k)
- All outlets, light fixtures and switches replaced in 2018.
- Foundation repair in 2014, 8 piles installed with lifetime warranty.
- Gutter Covers Installed 2020.
- NEST thermostat, keypad and outdoor camera included.
- Solar Landscape lighting on front rock walkway.
- Iron security gate in driveway.
- Large driveway behind the house provides plenty of parking with a carport.
- Large 10,700 sqft lot with a manicured St. Augustine lawn and a beautiful mature tree in the front yard that is perfect for a rope swing.
- In-ground automatic sprinkler system in front and backyard with Hunter control box. (System serviced 6/2022).
- 10 x 10 shed in backyard with steel shelving for plenty of storage.
- Underslab plumbing lines lined with epoxy.
- FLOODING: Two to four inches of water, one time only during the record 65” rain-event of Hurricane Harvey. Highest quality contractors and materials were used (\$150k).