

FUN **HOME FEATURES** & UPGRADES

- 1 Private Gated Community (130 Homes)
- 2 New Roof on 2019
- 3 GE Microwave, Dishwasher, Oven, Cooktop
- 4 Reverse Osmosis System at Kitchen Sink
- 5 Water Softener whole Home (2015)
- 6 Prewired for surround sound in Greatroom & Backyard
- 7 Sprinkler System
- 8 Mahogany Front Door with Leaded Glass
- 9 Brick on all 4 sides of home
- 10 Pool installed in 2006-2007
- 11 Gutters around whole home
- 12 Front and back yards wired for low voltage lights (with 2 controllers, one by pool, one at front by garage)
- 13 Google Nest Learning Thermostat
- 14 New Rear Fence installed by Community (2020)
- 15 Direct Community Access to The Reserve at Cypress Creek Trails behind Community

FUN HOME FEATURES & UPGRADES

16	Built-in shelves in 4th Bedroom Closet
17	36" Direct vent gas fireplace
18	Outdoor Kitchen and extended roof (2015)
19	2 - 40 Gallon Gas Water Heater
20	Cul de Sac
21	Oversized Lot
22	2 Garages - 1 and 2 Car Garages
23	Master Bathroom - 60x60 Jacuzzi Tub
24	Undermount Light Kitchen Cabinets (halogen)
25	Bay Window in Primary Bedroom
26	Bay Window in Great Room
27	AC replaced around 2014 - inspected and serviced twice a year
28	New Window Screens (2022)

Janet Chavez
REALTOR®



BERKSHIRE HATHAWAY
HomeServices