

# PROPERTY FEATURES & AMENITIES

*Samantha Plomer*

2617 BLUE ASTER CT.  
FULSHEAR, TX 77423

## LISTING DETAILS

LIVING SPACE: 3,798 SQ FT (per builder)  
LOT SIZE: 10,141 SQ FT (per appraisal district)  
BEDROOMS: 5, Primary first floor  
BATHROOMS: 3 Full + 1 Half  
YEAR BUILT: 2019 (per appraisal district)  
BUILDER: David Weekley  
SUBDIVISION: Jordan Ranch-Section 9  
TYPE: MLS Single-Family ( 61491131 )

## EXTERIOR FRONT

- Covered Front Porch w/Seating Area
- Video Doorbell
- Coach Lighting
- Recessed Lighting
- Mahogany Front Door w/Glass Insert
- 3- Car Garage Across
- Dual Iron Gate Access to Backyard
- Private Cul-de-Sac Street

## FOYER ENTRY

- Wood Plank Inspired Flooring
- High Ceilings
- Recessed Lighting
- Chandelier Lighting

## OFFICE/STUDY

- Wide Plank Inspired Flooring
- Recessed Lighting
- Fan w/Light Kit
- Crown Molding
- Plantation Shutters
- Conveniently Located off Foyer
- French Glass Doors

## HALF BATHROOM

- Wood Plank Inspired Flooring
- Vanity Lighting
- Framed Mirror
- Pedestal Sink
- Additional Cabinet Storage

## CASUAL DINING

- Wood Plank Inspired Flooring
- Chandelier Lighting
- Recessed Lighting
- Plantation Shutters
- Open to Family/Kitchen Area
- Access to Covered Patio & Backyard

## KITCHEN

- Wood Plank Inspired Flooring
- Recessed Lighting
- Custom Painted Cabinetry w/ Glass Display Front
- Well Appointed Hardware
- Quartz Countertops
- Stainless Steel Appliances
- Single Stainless Under-mount Sink
- Gas Range w/ Upgraded Vent Hood
- Custom Tile Backsplash
- Walk-In Pantry
- Entertaining Island w/ Counter Seating
- Open to Casual Dining/Family Room

## FAMILY ROOM

- Wood Plank Inspired Flooring
- Recessed Lighting
- Ceiling Fan w/ Light Kit
- Plantation Shutters
- 2-Story Ceiling w/Natural Light Windows
- Open to Below Feature
- Access to Utility, Mudroom, & Garage
- Access to Owner's Suite
- Backyard Views

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## OWNER'S SUITE

- Stain Resistant Carpeting
- Recessed Lighting
- Fan w/Light Kit
- Crown Molding
- Plantation Shutters
- Added Seating Area w/Curved Window Wall
- En-Suite Luxurious Bath
- Enormous Closet w/Built-Ins

## FULL BATH ONE- UP

- Neutral Tile Flooring
- Recessed Lighting
- Vanity Lighting
- Custom Cabinetry w/ Hardware
- Granite Countertops
- Full Tiled Tub/Shower Combo

## GAMEROOM

- Stain Resistant Carpeting
- Recessed Lighting
- Fan w/Light Kit
- Plantation Shutters
- Ample Closet Storage
- Water Views

## OWNER'S SUITE BATH

- Upgraded Tile Flooring
- Recessed Lighting
- Vanity Lighting
- Dual Vanities w/Additional Storage
- Granite Countertops
- Framed Mirrors
- Extended Walk-In shower w/ 2 heads & bench seat

## FULL BATH TWO- UP

- Neutral Tile Flooring
- Recessed Lighting
- Vanity Lighting
- Jack & Jill Style w/ Separate Vanities
- Vanities w/ Additional Storage
- Granite Countertops
- Fully Tiled Tub/Shower Combo

## STAIRWAY/WALKWAY

- Stain Resistant Carpeting
- Recessed Lighting
- Chandelier Lighting
- Views to Below
- Custom Stained Wood Railing
- Custom Iron Spindles
- Access to Upstairs Game Room & Bed/Ba

## EXTERIOR - BACKYARD

- Covered Extended Covered Patio
- Recessed Lighting
- Outdoor Fans
- Stone Columns
- Stamped Concrete Flooring
- Water Views
- Open to Oversized Backyard
- Dual Iron Gate Entry/Exit

## SECONDARY BEDROOMS

- Stain Resistant Carpeting
- Recessed Lighting
- Fan w/ Light Kit
- Walk-In Closet
- Plantation Shutters
- Access to Shared Bath

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## HONORABLE MENTIONS

- Sherwin Williams Custom Paint
- Kwikset Signature Series w/ Smart Key Technology
- Video Doorbell
- Liftmaster Garage Door w/ Wireless Entry
- Gutter System
- In-Wall Pest Defense System
- Sprinkler System (Programmable)
- Ecobee Thermostat (Programmable)
- Kichler Lighting Packing (Interior&Exterior)
- Frigidaire Gallery Series Appliances
- Oversized Baseboards Throughout
- Plantation Shutters Throughout
- Energy Star Rated Ceiling Fans (Family and Owner's)
- Moen Faucets and Bathroom Hardware
- Quiet Cul-de-Sac Street
- Convenient Access to I-10 and Heritage Parkway
- Zoned to LCISD (Lamar Consolidated School District)
- Private Cul-de-sac street
- Neighborhood Elementary School-Coming Soon!

## EXCLUSIONS

- Washer/Dryer
- All Refrigerators (Kitchen/Garage)
- Hall Entry Mirror
- Installed Bathroom Cabinets Above Toilet (Headknocker)