

UPGRADES & FEATURES

20302 CANDLE CANYON COURT

- OVERSIZED 19,800 SF LOT WITH LAKE AND FOUNTAIN VIEW LOCATED ON A CUL-DE-SAC STREET.
- 8' DOUBLE MAHOGANY LEADED GLASS FRONT DOOR, 6' BASEBOARD, 8' INTERIOR DOORS ON FIRST FLOOR, OIL RUBBED BRONZE HINGES (SCHLAGE), PLANTATION SHUTTERS/ BLINDS, WHOLE HOME WATER SOFTNER SYSTEM.
- **FOYER:** STAIRCASE WITH WROUGHT IRON BALUSTERS, TWO TIER ROUND CHANDELIER, 19' CEILING, WAINSCOTING STAIRWAY NOOK, HARDWOOD FLOORS.
- **DINING ROOM:** CEILING WITH WOOD FEATURE, FRAMED CEDAR TRIM OPENING LEADING TO FAMILY ROOM, WAINSCOTING, HARDWOOD FLOORS, DOUBLE CROWN MOLDING,
- **OFFICE:** DOUBLE FRENCH DOORS, COFFERED CEILING LOCATED OFF FOYER, WAINSCOTING, HARDWOOD FLOORS.
- **FAMILY ROOM:** CUSTOM WOODWORK ABOVE THE FIREPLACE, CEDAR BEAMS, 72" QUORUM LIGHTING WINDMILL CEILING FAN, UPGRADED SPEAKERS WALL PLATES AND IN WALL SURROUND SOUND WIRING, CORNER FIREPLACE UPGRADED REMOTE CONTROL STARTER, DOUBLE CROWN MOLDING, 19' CEILING, APPROXIMATE 20" TILE FLOORING.
- **KITCHEN/ DINING AREA:** 42" CABINETES WITH RAISED KITCHEN PANELS, HAMMERED BRONZE PENDANTS AND CHANDELIER, CEILING WITH CEDAR BEAM, DOUBLE CROWN MOLDING, WALK IN PANTRY, OVERSIZED SINK, UNDER COUNTER LIGHTING, GE 5 BURNER GAS COOKTOP, GRANITE COUNTERTOP, DOUBLE OVENS, OVERSIZED ISLAND(9+') WITH SEATING AND STORAGE, APPROXIMATE 20" TILE FLOORING, CEILING SPEAKERS (NEED TO ADD A STREAMING AMP.), SECOND STAIRCASE OFF THE KITCHEN AREA.
- **PRIMARY BEDROOM & BATH:** CURVED WALL OF WINDOWS, COFFERED CEILING IN THE BEDROOM, CUSTOM WOOD WORK ABOVE ENTRY LEADING INTO THE PRIMARY BEDROOM, OVERSIZED HIS/ HERS CLOSETS WITH BUILT-INS, APPROXIMATE 20" TILE FLOORING, WALK IN SHOWER, DOUBLE VANITIES, GRANITE COUNTERTOPS, FRAMED MIRRORS, JACUZZI STYLE SOAKING TUB, DOUBLE CROWN MOLDING.
- **MUDROOM / SIDE ENTRANCE** WITH BEADBOARD, ACROSS FROM LAUNDRY ROOM STORAGE CLOSET WITH SHELVING, 20" TILE FLOORING.
- **POWDER ROOM:** UPDATED MIRROR AND LIGHTING, BEADBOARD WAINSCOTING, APPROXIMATE 20" TILE FLOORING.
- **HOME THEATER:** SECOND ROW RISER WITH OUTLETS, CUSTOM LIGHTING, EXTRA RETURN VENT, CEILING FAN, UPGRADED CARPET/PAD & SPEAKER WALL PLATES, IN WALL AND CEILING SURROUND SOUND WIRING.
- **CEILING FANS IN ALL BEDROOMS, CARPET BEDROOMS, CARPET UPSTAIRS, BUILT-IN SHELVING IN 3 OUT OF 4 SECONDARY BEDROOMS, APPROXIMATE 20" TILE FLOORING IN ALL WET AREAS.**
- **EXTERIOR OF HOME:** BRICK / STONE/ CEMENT BOARD ON EXTERIOR, HOSE BIBS ON 3 CORNERS OF THE HOME, GUTTERS ON ALL SIDES OF THE HOME, FULL SPRINKLER SYSTEM (RANCHIO SMART), CUSTOM LANDSCAPING (FRONT/BACKYARD) WITH ROCKS/ BOULDERS, COVERED PATIO (12 X 25) WITH 2 CEILING FANS,
- **4 CAR GARAGE**(2X2 CAR GARAGE), EXPOXY FLOORS (HEAVY FLAKES, EXTRA POLYURETHANE COATING FOR EXTRA DURABILITY) ATTACHED / DEATTACHED (DETTACHED CONNECTED VIA WALKWAY WITH EXTERIOR DOOR LEADING TO BACKYARD), OVERHEAD STORAGE RACKS IN ATTACHED GARAGE.
- EXTRA STORAGE WITH BOARDED ATTIC SPACE, 3 ATTIC ACCESS AREAS.
- ENERGY EFFICIENT HOME (LED, HVAC, FOAM, RADIANT ATTIC BARRIER, HERS RATED).
- 2 HVAC SYSTEMS EACH WITH; SMART HOME THERMOSTATS, NU-CALGON iWAVE-R AIR PURIFIER SYSTEMN INSTALLED IN AIR HANDLERS (WHOLE HOME AIR PURIFICATION), HONEYWELL MEDIA AIR CLEANERS, HVAC FLOAT SWITCHES SECONDARLY DRAIN PAN.
- RING DOORBELL/RING FLOODLIGHT CAMERA INSTALLED.
- ALARM.COM ALARM SYSTEM WITH SMART CAMERAS, VARIOUS SENSORS (GLASS BREAKS, WINDOWS, DOORS) REQUIRES ALARM MONITORING SERVICE FOR FULL FUNCTIONALITY, SIEMENS FS140 WHOLE HOME SURGE PROTECTION, Z WAVE SMART SWITCHES, 2 EXTERIOR DOORS WITH KWIKSE KEYLESS ENTRY SMART LOCKS.
- **NO "CAP' OR "FOUNDATION FEE" IN CYPRESS CREEK LAKES ON REALES !!!!!**