



Cross Country - Feature Sheet:

1. Canal waterfront, leading to Lake Houston. Accessible by boat and jetski.
2. Stucco on all 4 sides.
3. Oversized, 20' wide driveway.
4. 5' wide walkway/sidewalk from the street to the front door.
5. Exterior perimeter lighting.
6. Underground sprinkler system.
7. Porcelain tile downstairs (Duomo Bianchi).
8. 8' tall doors downstairs.
9. Modern Light fixtures.
10. Natural Gas Fireplace with ceramic surround.
11. Custom, oversized Pella windows. 31 total.
12. Stainless Steel Appliances. Washer and dryer included
13. Custom California Closet in the Primary bedroom.
14. Soft close cabinets in the kitchen and bathroom vanities
15. Custom Red Oak stairway with wrought iron spindles.
16. Quartz countertops throughout the home.
17. Foam insulation in the attic and 6-inch R19 exterior of the home.
18. Upstairs flooring is waterproof luxury tile.
19. Upstairs includes a mini kitchen with a space for a mini refrigerator.
20. All bedrooms have ceiling fans and 4 spot LED lights.
21. 110 volt Plugs in closets.
22. 2 outdoor covered patios, with ceiling fans and a view of the canal.
23. Flat walls, no texture.
24. 8' tall garage door with glass panels providing natural light.
25. 2 AC units, one for each level.
26. Gutters on all sides of the home.
27. Natural Gas provided in the home.
28. Easy access to highways, toll roads, airport, amenities and shopping.
29. Neighborhood pool, walking trail, and workout facility.

Source: Seller (2023)