

FEATURE LIST FOR 31110 WILD PECAN

- ✚ 1+ ACRE PRIVATE TREE-LINED LOT**
- ✚ TOTALLY PRIVATE BACK YARD WITH TREE-LINED VIEW & GORGEOUS HEATED POOL/SPA**
- ✚ 16-ZONE SPRINKLER SYSTEM COVERS FRONT & BACK**
- ✚ EXTENDED POOL DECK WITH FIRE PIT**
- ✚ SPACIOUS COVERED PATIO WITH FIREPLACE AND OUTDOOR KITCHEN**
- ✚ 4-CAR GARAGE – 2 FOR HIM & 2 FOR HER**
- ✚ ENERGY EFFICIENT WITH ALL 4 SIDES BRICK, LOW-E WINDOWS & TECH SHIELD**
- ✚ WOOD FLOORING IS CONSISTENT THROUGHOUT**
- ✚ NEUTRAL PAINT THROUGHOUT**
- ✚ SPACIOUS 25' x 20' GREAT ROOM WITH FIREPLACE & COFFERED CEILING**
- ✚ PRIMARY BEDROOM EXTENDED TO 21' x 21'**
- ✚ ALL FOUR BEDROOMS HAVE ENSUITE BATHS**
- ✚ HALF BATH FOR GUESTS**
- ✚ CUSTOM ROMAN SHADES & PLANTATION SHUTTERS**
- ✚ BUTLER'S PANTRY PLUS LARGE GRANITE ISLAND**
- ✚ DOUBLE OVENS PLUS 6-BURNER GAS COOKTOP**
- ✚ PLUMBING IN GARAGE FOR WATER SOFTENER**
- ✚ EXTERIOR CAMERAS**
- ✚ DOUBLE WIDE DRIVEWAY WITH PRIVATE GATED DRIVE**
- ✚ WHOLE HOUSE GENERATOR**
- ✚ FULL GUTTERS**