

6406 Canyon Chase Dr

- New 2 stage high efficiency 16 SEER air conditioner and high efficiency furnace installed May 2023
- IBM home director. Whole home ethernet, coax, and telephony. Compatible with cutting edge fiber to home services.
- Smart light switches throughout home
- Two Amazon Smart Thermostats
- Stand-alone surge protectors on each AC condenser unit.
- 6 zone sprinkler system with Wyze smart sprinkler controller.
- Whole home surge protector
- Smart Garage door opener
- Roof replaced in 2017.
- Water heater replaced in 2017.
- High-capacity aluminum attic stairs
- Porcelain tile floors throughout main living area
- Main sewer line repaired in 2017.
- Motion sensor light switches in half bath, master closet, and laundry room.
- Remote controlled light/ceiling fan in main living area and master bedroom.

Home is located in a Gated community with easy access to Hwy 59. Home is zoned to LCISD schools. The community offers an Olympic sized pool and children's wading pool. Enjoy the tennis, basketball, and sand volleyball courts, park/playground and trails.