

## *8602 Fulshear Run Trace Benefits*

- Close to an acre lot with extensive landscaping
- Firepit in backyard
- Back gate allows access to nature trails behind the house
- Second water meter installed for irrigation/ future pool
- Full yard sprinkler system
  
- 4 car extended garage with raised height and insulated garage doors
- Walk-in attic with extended decking
- Full home generator
- Two tankless water heaters
- Water softener installed in garage
- Water filtration system in kitchen
- UV filter on A/C units
- A/C dehumidifier
- Sink and water line to second fridge in laundry room
  
- Multiple perimeter cameras wired to a surveillance monitor
- Electric wrought iron gate at driveway
- Automatic/motorized window covers in all bedrooms, dining, breakfast, office
- Additional electrical, coaxial, and CAT5/6 wiring throughout home
- Upgraded electrical to permit greater power usage
- Canned lighting and dimmer switches installed throughout home
- Under-cabinet lighting in kitchen
- Gameroom and media room wired for 7.1 speaker system
- External soffit plugs
  
- Oversized kitchen island with composite stone liner sink
- Samsung 36" induction cooktop. Gas connection also available
- Limestone sink and onyx counter in powder bath
- Raised toilets and sinks in all bathrooms
- Four showers upgraded to include tile benches
- Privacy fencing on north and south property lines
- Oversized access gates at front of property to allow easy access for large equipment (i.e. pool installation)
- Extended flatwork in driveway for additional parking and ease of exit
- Stone pathways throughout yard
- Ideal gardening areas
- Additional hose bibs on exterior and electrical outlets on the interior