

**5380 Manion Way  
Lumberton, Texas  
Stonegate Subdivision**

- Generator with Automatic Transfer Switch
- House is Pre-Wired for Alarm System
- Swimming Pool/Spa – Retiled and Plastered – Fall of 2020
- Upgraded Landscaping Features – Bright, Wrought Iron, Tile
- Custom-Built Garage Cabinetry
- Central Vac System Throughout
- Laundry Room Houses Full-Sized Built-In Ironing Board
- Bead Board – Service Area, Bathrooms, Laundry Room
- Custom Mirrors and Painting
- Gas Fireplaces – Family Room and Primary Bedroom/Bathroom
- New Roof – Fall of 2017
- New AC – Fall of 2017
- Plantation Shutters – Kitchen and Family Room
- Designer Lighting by McManus
- Shonbeck Chandeliers – Dining Room, Primary Bathroom, Guest Bedroom
- Custom Glazed Cabinetry Throughout
- Custom Built-In Media Center in Family Room – Wired for Sound
- Butler’s Pantry with Wine Fridge
- Rare Blue Granite from South Africa – Kitchen and Family Room Fireplace
- Wood Flooring and Italian Tile
- Detailed Woodwork and Hardware Finishings Throughout
- Marble in Primary Bathroom
- Third Floor Bonus Room
- Gourmet Kitchen – Upgraded Appliances, Space for TV, Pot Filler, Baking Center, Built-In Hutch, and Spice Racks