

## **906 Texas Star Drive**

### **Features & Benefits**

#### **Interior / Rear Patio / Garage**

3 car garage with insulated door.

Crown molding in 90% of rooms.

Optional stone fireplace.

TV wall mount & wiring next to fireplace (not over).

TV wall mount in owner bedroom with overhead wiring to fireplace area.

In wall / ceiling wiring for surround sound in living room, study and patio.

LED ceiling light fixtures installed in most rooms (2021).

Extra LED focus spotlights installed above fireplace and side wall (2022).

Lutron zoned lighting control system.

Lighting installed above and below kitchen cabinets.

Expanded patio with stamped concrete overlay.

Motorized patio screens on all openings (2022). Open or enclosed patio.

Manual roll-up patio sunscreens (2014).

3M tinted solar-energy efficient with UV protection on almost all windows.

Upgrade tile bath/shower walls in guest bath.

EcoWater complete home water softener system.

DuPure Reverse Osmosis drinking water system in kitchen.

New high power garbage disposal (2019).

New Frigidaire microwave (2020).

New KitchenAid Dishwasher (2023).

New KitchenAid Refrigerator Icemaker (2023)

Whole Home Generac emergency generator (2019) with 10-year warranty.

Whole Home Surge Protector at breaker panel (2017).

Heavy duty storage racks over garage door.

Heavy duty storage organizer system in garage.

Custom storage cabinets in garage.

Custom protective floor treatment in garage.

Framed mirror in all bathrooms.

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### **Features & Benefits**

#### **Exterior / Front Patio / Landscaping**

New 40-year roof in 2017.

Entire exterior painted in 2019.

Flagstone patio added to front of home (2021).

Front fountain with sprinkler system water valve.

Rear fountain with direct water source and float valve.

Stone borders on all planted areas.

Protected gutter downspouts.

Driveway sidewalk brick extensions for safety and convenience.

Rezoned (from builder setup) sprinkler system with new controller (2023).

Front and rear landscape lighting.

Ring doorbell for security.

#### **Location**

Cul-de-sac entry location with low traffic and high safety.

Short walking distance to Sweetgrass Lakehouse.

Interior lot with lower tax rating than corners or cul-de-sac lots.

Water "view" with lower tax rating than water "frontage".

Unrestricted patio view of pond and bayou.

Sunset views year-round.

No public sidewalk between home and water. No walkers/bicycles behind home.

Side yard fencing but no rear yard fencing blocking views.