



Features – 2225 Sterling Drive

Custom built home – custom trim work and wood work throughout

Water softener

New heat pump – June 2023

All interior walls and between floors are insulated

Central Vacuum System

Foundation – Concrete Slab poured over bell bottom piers

14 Pecan Trees, 1 Loquat Tree, 1 Fig Tree

Drip system for hanging plants on front porch

Custom Kid's Playhouse/Treehouse

Sport Court – Pickleball, volleyball, basketball (full size)

Pool

3-hole Putt-Putt Green

Guest Quarters with A/C

Workshop

RV covered parking

Black commercial grade chain link fence with electric gate opener

Fenced Dog Park

Enclosed Sun Room with A/C

Carpet downstairs with upgraded pad – 2 years old

Solid core 6-panel doors downstairs

Oversized gas log fireplace/can also be wood burning

Stand-alone tub upstairs with shower, Luxurious super shower downstairs

Hardwood floors and Marble inset detailing in Formal Dining Room

Oversized bedrooms and Game Room upstairs

Lots of private parking on property including RV, Boat, etc.