



COLDWELL BANKER
REALTY

Upgrades

109 Canvas Back Drive

POOL

Self-priming dual swim jets that can reach 8-10 MPH.

Pool is 60' long with Oversized Hot Tub

LED lights in pool and spa with ability to pick color & light sequence

Acrylic magic bowls with LED

400,000 BTU heater for pool & spa

Upgraded luxury tile and travertine on a Versailles pattern

Upgraded quartz plaster

High efficiency pump for main filter pump saves 80-90% electricity

Screenlogic by Pentair lets you control entire pool system from anywhere.

You can turn on spa heater on the way home from work & it will be hot, ready and waiting for you when you get home

POOL SAFETY

Katch a Kid safety fencing <https://katchakid.com/pool-fences/>

HOME

Four spacious bedrooms all en-suite - Two up Two down, all walk in closets

Extended Master bedroom for sitting area, HUGE closet

Two shower heads in Master on separate Hot Water Heater

All porcelain tile except bedrooms & game room, non-sanded grout for easy cleaning

Upgraded carpet & pad, upgraded light fixtures

Soft close drawers & cabinets, built in sheet pan racks, single/double oven

Vivint security system w/ 5 cameras, doorbell camera & app enabled

Whole house water filtration/softener system (located in the garage)

Whole home painted in satin paint vs. flat for easy cleaning

Extra wide hallways for extra furniture pieces & tall ceilings

Big office, big dining, big bedrooms, big kitchen, big game room, huge back patio, huge master bedroom, huge living room..... TEXAS SIZED!

Massive storage: extra built out closets, dog crate areas, dump room, two pantries, dry bar in game room & walk-in attic

Surround sound wired & under cabinet lighting pre-wired

Walk out back gate to walk around the lakes or trails

All four sides are brick