

# Features, Updates & Improvements

**12514 Cross Canyon Ln.**

## Features

Located in a gated community  
Backs up to Blackhorse Ranch Golf Course (North Course, 2<sup>nd</sup> Hole)  
Built-ins in Study  
Plantation shutters throughout downstairs & front facing rooms upstairs  
Two (2) staircases  
Bar/Grotto under back stairs  
Oversized Laundry Room with sink and mud area  
Two (2) Half baths downstairs  
Butler's Pantry  
Tuscan inspired pool and spa with pergola overlooking golf course  
Gas firepit with built-in seating  
Outdoor living space includes Kitchen, Fireplace and Lounge areas  
Herb garden & fruit trees  
Kitchen with large island, gas cooktop, double ovens and breakfast bar  
Upgraded glass tile backsplash in Kitchen and Bar/Grotto  
Surround sound throughout house and back patio  
Oversized 3-car garage with built-ins  
5<sup>th</sup> Bedroom/Extra room with two (2) built-in desks & sewing/craft station  
Custom built beds in two upstairs bedrooms  
Movie theater insulation in floor above Primary Suite  
Fully decked attic with storage shelves  
Architect plans for future expansion of attic  
Balcony off Gameroom overlooking pool and golf course  
Wired for sound, inside & out  
Hardwoods upstairs in Gameroom, 5<sup>th</sup> Bedroom/Extra Room & Hallway  
Movie theatre insulation in upstairs bedroom floor  
HEPA filters on A/C units  
Wired for ethernet (jacks throughout)  
Never flooded  
Connected to channel drainage system

## Updates & Improvements

Neutral interior paint throughout (including garage)	2023
Main pool pump, and pumps for back basin & water feature (all pumps)	2023
Fresh mulch & landscape	2023
Chandelier over Kitchen island	2023
Refinished front door and installed new hardware	2023
Updated plumbing in Laundry Room	2023
Updated light fixtures in various rooms	2023
Updated sprinkler system with phone access	2023

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## *Updates & Improvements, Continued*

Pool chlorinator	2022
Water Heaters (2)	2022
Roof & Gutters replaced	2021
Gas grill replaced (outside)	2021
Filtration system on HVAC	2018
HVAC (3 units) replaced	2015 & 2017