

MODERN *Living*
Luxury **Retreat**

11533 Kirsten's Court

- 4-5 bedrooms
- 4 bathrooms
- Nestled on over 2 acres
- Gated community
- 3 car garage

Kitchen

- Quartz & Granite counters
- Spacious pantry for storage
- Large island for entertaining
- Floor to ceiling cabinets
- Under & upper cabinet lighting

Bedrooms

- Walk-in closets
- Built-in shelving for storage
- Prewired for TV connection

Outdoor Kitchen

- Built-in 32" gas grill with rotisserie & griddle
- Sink with brushed nickel faucet
- Wood burning fireplace
- Adjustable TV mount for up to 50" TV

Living Area

- Open floor plan
- Adjustable TV mount up to 86"
- Expansive windows overlooking the pool/patio area
- Floating shelves & cabinet storage

Bathrooms

- Modern brushed nickel fixtures
- Modern light fixtures
- Automatic moisture detection exhaust vents

Pool & Spa

- Spa, approx. 30 min to heat to temperature
- Pool, approx. 6 hours to heat to temperature
- Color changing lights

ASHLEY LENGYEL

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Additional Features

- Generac 24 kWh whole home generator
- Custom wood shutters throughout
- AquaOx whole home water softener & filtration system (no filter changes required)
- All interior walls insulated with Owens Corning Thermafiber R-15
- Spray foam on all exterior walls including garage ceiling & walls

Warranty Information

- Warranty transfers to new owners:
 - Septic plan and warranty with Conroe Septic - (Expires 12/01/2024)
 - PebbleTec - 10 year - (warranty effective 11/2022)
 - Pool equipment - 3 year - (warranty effective 11/2022)
 - Generac Generator - 10 year - (warranty effective 2023)



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