



Updates/Features

- Custom built Walk in Gun Safe/Storage room with A/C
- Kohler 30Kw, Water cooled generator for entire home + future pool
- Owned Alarm system with door locks, lights, and cameras
- Tankless Water Heater
- Energy efficient, Energy bill \$49-Summer/\$92 Winter
- Leaf Guard Gutters
- Custom LED Christmas Lights
- Wifi Thermostat
- Wood blinds in bedrooms and media room
- Extra insulation upgrade in attic
- Cul-de-sac and no neighbors in the back for extra privacy
- In wall pest control system
- *Refrigerator in Kitchen - Included*
- *Living room cabinets \$1,600 for pair*
- *Office \$2,200 for everything*

- Great access to FM 249
- Close to Perks coffee and Magnolia Fitness Center
- Convenient shopping to HEB, Farmer's Markets, and Costco coming soon
- Walking trails and sidewalks to Playground, Pool, and Clubhouse

