

10115 E. Frio River Circle

- ✧ *Elegant custom built home located in the gated section of Waters Edge*
- ✧ *Attached 3-car garage with an automatic garage door opener, double-wide driveway and brick circle drive. Texas basement above garage*
- ✧ *4 bedrooms, 4.5 bathrooms*
- ✧ *Opulent iron double doors make a stunning entryway into a bright foyer*
- ✧ *Private study includes glass French doors, wainscot walls and built-in cabinetry*
- ✧ *Elegant dining room is highlighted with a custom chandelier, decorative ceiling, tile flooring, crown molding and wood shutters*
- ✧ *Wood beams highlight the family room including a floor to ceiling stone fireplace, custom cabinetry and wall of windows with picturesque views of backyard*
- ✧ *Chef's dream kitchen consists of an island, eat at bar, granite countertops, beautiful cabinetry, pot filler above Thermador gas range, stainless steel appliances and double ovens*
- ✧ *Oversized breakfast area with views of the spacious backyard*
- ✧ *Large walk-in pantry*
- ✧ *Utility room includes granite countertops, built-in cabinetry, deep sink and room for an extra refrigerator/freezer*
- ✧ *Generous size mudroom consists of a built-in desk and bench with hooks above for coats/backpacks*
- ✧ *Mother in-law bedroom downstairs includes private bath*
- ✧ *Spacious master bedroom with sitting area and double doors to backyard*
- ✧ *Luxurious master bath includes jacuzzi tub, separate walk-in shower, his/her vanities and 2 large walk-in closets*
- ✧ *Upstairs offers 2 spacious bedrooms each with private bath and includes game room and media room*
- ✧ *Relaxing back yard with entertaining area, outdoor kitchen and fireplace*
- ✧ *Automatic sprinkler system*
- ✧ *Zoned to CFISD*