



36119 Post Oak Circle

UPGRADES - Page 1 of 2

*****Per Seller*****

- Acreage – Two Lots Totaling 6.74 Acres per MCAD.
- Entry – PVC at Entry is Electrical Conduit for a Gate & Lighting. Mailbox is Wired with a Plug. Matching Light Fixtures to Garage Included.
- Exterior - Plugs on Eaves Controlled by Light Switch in Hall Closet.
- Extensive Wood Floors with Cork Subfloor for Noise Reduction.
- Oversized 3 Car Garage.
- Kitchen Features Custom Glass Front Cabinets, Dual Islands, Stainless Appliances, 6 Burner Gas Range, Pot Filler, Built-in Viking Refrigerator, Two Ovens & Large Walk-in Pantry with Custom Storage.
- Laundry Room has Black Honed Granite & Sink.
- Built-in Speakers in Living Room, Back Porch & Garage.
- Sitting Area with Built-in Bar Featuring Wine Fridge & Custom Cabinets.
- Living Room - Soaring Austin Rock Fireplace, Reclaimed Cherry Wood Mantel, Gas Connections & Wood Burning Capable Real Chimney.
- Powder Bathroom with Marble Sink.
- Primary Bedroom - Tray Ceiling, EZ Closet System with Built-in Hampers, & Power Strip on Top Left Drawer of Column Base.
- Primary Bath - Dual Vanity with Tower Storage, Freestanding Tub, Dual Rain Shower Heads, & Makeup Area (Furniture Not Included).



Patton Team

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UPGRADES - Page 2 of 2

Per Seller

- Study is Oversized, Allowing for Two Desks or Could be a Downstairs Nursery / Bedroom.
- Second Primary Bedroom Upstairs with Ensuite Bath & Travertine Counter.
- Second Full Bath Up has Marble Counter, Built-in Storage & Curved Tub.
- Game Room with Dormer Windows is Enormous and Can be Split to Two Rooms - Media & Game Room.
- Central Communication Cabinet in Small Bedroom Closet Houses Cat 5 Cables for All Rooms Including Garage.
- Whole Home – Water Filtration System, Gutters, Radiant Barrier, PEX System, Two Whole House Surge Protectors at each Electrical Panel (2-200amps Service), Two Replacements Included.



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