

# 4324 Glenwood Drive

*The Ultimate Modern-Ranch*

## Upgrades / Features

<b>Architectural / Outside</b>
This Luxury Modern Ranch Rest on 2 Acres and Features Views of the Neighbors Red Barn and Horses
Standing Seam Black Aluminum Alloy Metal Roof with Ice and Water Underlayment for Superior Longevity and Peak Performance
Alamo Natural Stone and Conventional Stucco Veneer
Large Covered Front Porch with V Grooved Stained Wood Ceilings, Gas Coach Lighting, and Stamped Cement Floors
Large Covered Back Patio with V Grooved Stained Wood Ceiling and Stamped Cement Floors
Architectural Rotunda Tower to Highlight Roofline
Three Car Garage featuring Extended Driveway and Additional Parking
Indoor / Outdoor Articulating Folding Glass Doors System
Stone Planters with Drip Line
Designer Wooden Pergola
Beautifully Landscaped Front, Side and Rear Yard with Automatic Irrigation System
Path to Indoor / Outdoor Bathroom with Shower
Full Function Outdoor Kitchen and Grilling Area (featuring Blaze Grill and Wine and Bev Coolers)
Epoxy Coated Floors in Garage
Aerobic Septic System and On-Site Water Well –No Mud Taxes and Ready if Needed to Go Off the Grid.
Separate Delivery Entrance

<b>Interior / Room</b>
14- to 15' Soaring Ceilings in Entertaining Spaces,
Custom Designed Ceiling Inserts in Entertaining Spaces, Office, and More
Primary Bedroom with Huge Custom Closet including an Island and High Rail Pull Downs as well as Adjoining Flexible Space could be used as (Second Office, Second Walk In Closet, Baby Room, Workout Room, Etc.)
Primary Bathroom (Ensuite) with 2 Vanities, Make-up Sitting Area with Natural Light, Stand Alone Soaking Tub Highlighted with Designer Chandelier and Warming Fireplace , Shower with Dual Handshower and Rain Shower Heads, Digitally Controlled and Valveless UBYMOEN System
Large Primary Office with Built in Desk, Custom Ceiling, and Wood Block Paneling
Double Island Kitchen with Quartz Countertops, Guest Seating, and Tons of Storage
Oversized Stone Hearth with Natural Wood Mantel and Custom Wood Trim enhance the Extra Large Gas Remote Controlled Fireplace Highlighting the Entertaining Space
Sprawling Gameroom with Shared Bath and Christmas Tree Closet
Media Room with Secret Entrance, Prewired for an Amazing and Convenient Home Theater Experience
This Blending of the Elevated Open Concept and the Ultimate Indoor/Outdoor Living Space is Highlighted by Articulated Folding Glass Doors

Privately Situated Secondary Bedrooms with On Suite Bathroom
Guest Suite with Private Bathroom and Passage
Easy Loading / Unloading from Car to Kitchen / Mudroom/Pantry
Well Positioned Laundry / Storage Area custom design for second Fridge or Freezer and with tons of storage and a built-in sink
Walk In Pantry with Built-in Cabinets, Shelving, and Countertop Space for Small Appliances Etc.
Air-conditioned Workroom or Storage Room off of Garage Features Cabinetry, Sink, and Additional Fridge or Freezer Space, Set-up for Street Pantry – Amazon Delivery Capability
Butlers Pantry / Bar Area with Built in Beverage Fridge
Grand Hearth Room Design

<b>Specifics / Features</b>
Luxury Closet Shelving Design
On-site Built Custom Cabinetry and Trim Work
Thermador® Appliance Package Includes a 48” Range with Dual Ovens, Built-in 48” Refrigerator with Ice and Water (matches Cabinetry), Built-in Convection Microwave Oven, Built-in Commercial Grade Vent Hood System, and Full-Size Built-in Dishwasher
Sherwin Williams “Emerald” Series Paint
Upgraded Vinyl, High Efficiency Window Package
Designer Selected – Modern Ranch – Lighting Package
Designer Selected – Modern Ranch – Fixture Package
Designer Selected – Modern Ranch – Harwood Floor Planks
Designer Selected – Modern Ranch – Tile Upgrades
Custom Designed and Built Kitchen Hood
Glass Display Cabinets
Custom Designed Steel and Glass Double Front Door
Solid Core Interior and Exterior Doors
Coffee Bar
Commercial Water Softener and Water Filtration System
Smart Home System with Alarm, WiFi Mesh Network System, Cameras, and Wired Network – Pre-installed and Ready For Your Customizations.
Natural Gas Tankless Water Heater for Endless Hot Water
2 x 6 Exterior Walls Sheathed in Plywood for Optimal Structural and Wind Load Support
High Performing Spray Foam Insulation System for Maximum Energy Efficiency
Structurally Engineered, Inspected and Certified from Ground up
Schluter Life Time Warranty Shower Enclosure