



## ***Special Features***

8710 Red Heron Ln, Missouri City, 77459

### ***General Information***

- ✓ Orlando plan by Chesmar (4 bedroom 3 bath 2 car garage; one-story)
- ✓ Completed in 2020
- ✓ 2,184 Sq ft includes bonus game room per builder
- ✓ 4 bedrooms, 3 baths
- ✓ Original owners
- ✓ 2 car attached garage with opener
- ✓ Zoned high efficiency heat and air
- ✓ Highly desirable FBISD schools
- ✓ Enjoy Sienna amenities including miles of trails, many parks, naturally wooded landscapes, Sawmill Lake Club, Camp Sienna, Golf and Tennis, Pools and Waterparks, stables and resident events.

### ***Security systems & electronic features***

- ✓ Structured wiring for cable in Study, living room, game room and bedrooms
- ✓ Interior electric breaker service panel
- ✓ Ecobee programmable thermostat
- ✓ Security System

### ***Exterior***

- ✓ Premium lot with sparkling pool
- ✓ Attractive brick elevation with fiber cement siding, soffit, fascia & trim
- ✓ Full sprinkler system
- ✓ Covered rear patio
- ✓ 8' Mahogany front door
- ✓ 8' rear door with integrated blind
- ✓ Gutters
- ✓ Engineered post tension slab
- ✓ Insulated garage door with opener
- ✓ Gas line to rear patio
- ✓ Firepit

### ***Floor plan features***

- ✓ Open concept plan with high ceilings, 8' doors and 2" cordless blinds
- ✓ Vaulted ceilings in living room
- ✓ Primary suite extended shower, double sinks, separate commode and large closets
- ✓ Framed bath mirrors
- ✓ Flex / game room
- ✓ Open living / kitchen combo
- ✓ Interior utility room with shelving
- ✓ Upgraded tile flooring in living areas.
- ✓ Ceiling fans in primary bedroom, study and family room.
- ✓ Satin nickel fixtures
- ✓ Framed bathroom mirrors

### ***The Kitchen***

- ✓ 3CM granite countertops with seating and undermount stainless single bowl sink
- ✓ 42" J-Kraft cabinets with under cabinet kitchen lighting
- ✓ Large island and breakfast area
- ✓ Stainless appliances including 5 burner gas range, designer hood vent, dishwasher, microwave and refrigerator
- ✓ Upgraded backsplash and undermount lighting

### ***Efficiency and Comfort...***

- ✓ Environments for Living Diamond and Certified Green Standards
- ✓ Dual Zone High efficiency 16 SEER HVAC with Trane condenser/furnace
- ✓ Double pane, low E vinyl windows with tilt in feature for easy cleaning
- ✓ Tech-Shield radiant barrier
- ✓ Energy efficient light package
- ✓ Insulation: R-13 wall, R-38 blown-in attic, R-22 on sloped ceilings
- ✓ Insulated windows, doors, sheathing
- ✓ High efficiency gas water heater