

## **Property Enhancements and Features 40632 Damuth Drive**

- Expansive Homesite is just under a Half and Acre
- 4 Bedrooms with 3 Full and 1 Half Baths
- Energy Efficient Home
- Pristine Home Custom Home
- Abundant amount of Upgrades
- Custom enhanced features and amenities
- Meticulously Curated Details
- Pool Sized Backyard
- Elegant Wood-Grain Ceramic Tile Flooring
- Vaulted Arched/Barrel Ceiling Entry
- New Top of the line ZLINE Stainless Appliances
- New Upgraded 5 Burner Gas Cooktop with Upgraded Stainless Convection Oven
- New Upgraded Stainless High Powered Vent over Gas Cooktop
- Second New Upgraded Built-In Stainless Convection Oven
- New Upgraded Stainless Built-in Stainless Microwave with Convection
- Premium Granite Counters
- DOUBLE OVENS
- Stunning Custom Tile Backsplash Showcased behind new gas cooktop
- Travertine Tile Backsplash
- Custom Solid Wood Cabinetry with Under Cabinet Lighting throughout the kitchen
- Grand Sized Counter Height Island centrally located in kitchen
- Bosch Stainless Steel Dishwasher 800 Series
- Glass Door Cabinetries with Custom Showcase Lighting
- Custom Sliding Door in Family Room also features Upgraded Custom Sliding Panel Shades
- Custom Wood Beams with Eyelet Lighting in Family Room
- Grand Remote Gaslog Fireplace Adorned with Austin Stone and Wood Mantel
- Beautiful Wood-Look Ceramic Flooring flow seamlessly throughout the home
- Elegant Double Mahogany Lead Glass Front Doors
- Grand Covered Patio with Herringbone Inlay Bricks
- High Soaring Ceilings Throughout the Home
- Home Office/Study with Upgraded French Doors that Feature Single Panel Glass Inserts and Tray Ceiling
- Custom Wood Beams adorn the Dining Room Soaring Ceiling
- Recessed Lighting Throughout The Home
- Abundance of Natural Lighting Throughout the Home
- Butlers Pantry with Custom Cabinetry, Glass Front Upper Doors With Showcase Lighting, UnderCabinet Lighting, Granite Counters, Built-In Stainless Wine Fridge
- Open Floor Plan that Allows for Unrestricted Movement Throughout Main Areas of the Home

- Expansive Sliding/Retractable Wood Doors off the Family Opening to Your Large Covered Veranda
- Breakfast Room with Bay Window
- Wired for Surround Sound
- 8ft Doors Throughout
- Double Door Entrance to Primary Retreat
- Primary Bedroom with Tray Ceilings and Recessed Lighting
- Primary Bedroom features Custom Upgraded Blinds
- Relaxing Spa Master Bath with 3/8" Frameless Glass Shower Surround
- Primary Bath also features Luxurious Standalone Bath with Upgraded Floor-Mounted Faucet and Body Sprayer
- Mini-LED Lighting Recessed in the ceiling of the Primary Bath
- Dual Separate Vanities with an Abundance of Storage enhance the Primary Bath
- Dual Separate Closets are also featured in the Primary Bath with Custom Built-Ins
- Guest/Mother-In-Law suite is Nestled off its own private Hallway
- Ensuite Guest/Mother-In-Law Bath showcases a Walk-In Shower and Custom Vanity
- Two Additional Secondary Bedrooms are Situated on the opposite side of of the Home
- Secondary Bedrooms also Features Walk-In Closets with Custom Built-Ins
- Secondary Bedrooms also feature Recessed Lighting
- Third Secondary Bath features a Shower/Tub Combo and Generously Sized Vanity
- Game/Media Room is accented with a Tray Ceiling, Recessed Lighting and Walk-In Closet with Custom Shelving
- Enhanced Indoor-Outdoor Living
- Grand Covered L Shaped Veranda/Lanai features Wiring and Mounting Bracket for TV, Programmable LED Lightstrips, Outdoor Ceiling Fans and Recessed Lighting
- Custom Shades are a Welcoming Upgraded to the Covered Veranda
- Veranda also features a Gas Hook-Up for a Grill
- On the opposite Side of the Covered Veranda are French Doors which lead from the Game/Media Room
- All Four Sides of the home are adorned with either Brick or Brick and Stone
- Upgraded Gutters Surround the Home
- Lush Upgraded Professional Landscaping in backyard feature Stately Mature Trees
- Zoned Sprinkler System Both Front and Back
- Front of Home Showcases Color Programmable LED Exterior Down Lighting in the Front Soffits.
- Oversized 3 Car Garage that will fit a full size truck. Extra space inside the garage for a work area
- Extra Wide Three Car Driveway
- Generator Plug that is wired to power the whole home
- Custom Wood Corbels Beautifully Position on the Front of the Home
- Surplus of Storage throughout
- CONVENIENT AMENITIES within a Mile from neighborhood
- Family Friendly Neighbors
- Easy Access to 249 for Commuting

- New Intermediate School and New Junior High School Under Construction with minutes by Parkway Elementary and Across from Parkway Elementary Across 1488.