

Features & Amenities of 2114 Crestwind Court – Culdesac Location
Shadow Creek Ranch - Master Planned Community
4 Bedrooms + 2.5 Full Baths + Gameroom + Office Area + 2 Car Attached Garage
Recent Wood Tile Floors, Interior Paint, Frieze Carpet, & HVAC*
Roof is in the Process of Being Replaced*
2,356 House Square Footage/HCAD – 6,756 Lot Square Footage/HCAD

First Floor

Foyer: 14'1" x 7'4"

- Walnut Hued Solid Wood Front Door with Adjoining Glass Sidelight
- Large Arched Window Style Glass Transom above the Front Door
- 2 Story Raised Ceiling – Height of Approximately 19'2"
- Treated Metal & Glass Bell Lantern Chandelier
- Wood Plank Porcelain Tile Floors – 2021*
- Arched Opening between the Foyer & the Dining Area

Dining Area: 11'2" x 9'1"

- Modern 2 Ring Crystal Chandelier with 3 Color LED Light – 2021*
- Picture Sized Windows look to the Landscaped Front Yard
- Faux Wood Blinds – 2017, Per Prior Seller
- Wood Plank Porcelain Tile Floors – 2021*
- Arched Doorway from the Dining Area to the Kitchen

Kitchen: 14'5" x 10'2"

- Corian Stone Countertops*
- Stone Style Tile Backsplash

Kitchen Continued:

- Wood Stained Raised Panel Cabinets
- G.E. Stainless Steel 4 Burner Gas Range
- G.E. Stainless Steel Oven
- Bosch Stainless Steel Dishwasher – 2019, Per Prior Seller
- KitchenAid Stainless Steel Built in Microwave (with Convection Feature) – 2019, Per Prior Seller
- LG Stainless Steel French Door Style Refrigerator with 2 Pull Out Freezer Drawers – Remains*
- Silestone Topped Island/Breakfast Bar (Approximately 6'2" x 3'1") with Wood Stained Cabinets & Drawers
- Walk-in Pantry with Built-in Spice Rack (on the Interior of the Door)
- Stainless Steel Kitchen Sink – Double Basin
- Commercial Style Polished Nickel Faucet, with Pull Out Spray – 2019 Per Prior Seller
- LED Recessed Lighting
- Tile Topped Window Sill

Kitchen Continued:

- Faux Wood Blinds – 2017, Per Prior Seller
- Wood Plank Porcelain Tile Floors – 2021*
- Kitchen opens to the Living Area

Breakfast Room: 9'7" x 7'10"

- Modern Crystal Style Light Fixture – 2021*
- Picture Sized Windows look to the Landscaped Backyard
- Additional Bank of Picture Sized Windows look to the Side Yard
- Faux Wood Blinds – 2017, Per Prior Seller
- Metal Door (2019, Per Prior Seller) with Glass Inset & Micro Mini Blind Insert, opens to the Covered Patio & Landscaped Backyard
- Wood Plank Porcelain Tile Floors – 2021*

Living Area: 18'5" x 14'1"

- 2 Story Raised Ceiling – Height of Approximately 19'2"
- Two Tiered Picture Sized Windows look to the Landscaped Backyard
- Ceiling Fan with Wood Style Blades, Glass Shades, & Lights – 2016 Per Prior Seller
- Corner Tile Faced Fireplace, with Wood Mantle
- Dual Arched Openings above the 2nd Story Upstairs Catwalk

Living Area Continued:

- Wood Plank Porcelain Tile Floors – 2021*

Half Bath/Powder Room: 5'5" x 3'9"

- White Porcelain Pedestal Sink
- Polished Chrome Faucet
- Modern Crystal Light Fixture – 2021*
- White Painted Wood Framed Mirror
- Wood Plank Porcelain Tile Floors

Primary Bedroom: 14'10" x 12'11"

- Frieze Style Carpet – 2021*
- Picture Sized Windows look to the Landscaped Backyard
- Faux Wood Blinds – 2017, Per Prior Seller
- Large Walkin Closet (Approximately 12'11" x 7'3") with Built in Shelves & Multiple Hanging Rods

Primary Bath: 11'4" x 9'3"

- Dual Sinks
- Polished Chrome Faucets
- White Painted Cabinets & Drawers
- Vanity Area
- Modern Crystal Style Light Fixtures – 2021*
- Walk in Shower with Rain Shower Head
- Oval Shaped Soaking Tub
- Rain Glass Picture Window Adjacent to the Oval Soaking Tub

Primary Bath Continued:

- 18" x 18" Tile Floors – 2015, Per Prior Seller - White/Grey/Taupe Hued Tile

Laundry Room: 6'6" x 5'10"

- Earthone Hued Tile Floors
- Wall Mounted Built in Shelves
- Hanging Rod
- Flush Mount Light Fixture
- Washer & Dryer Remain*

Second Floor

Second Bedroom: 10'10" x 10'2"

- Frieze Style Carpet – 2021*
- Picture Sized Windows look to the Landscaped Backyard
- Faux Wood Blinds – 2017 Per Prior Seller
- Ceiling Fan with Wood Style Blades, Glass Shades, & Lights – 2016, Per Prior Seller
- Closet with Built in Shelf & Hanging Rod

Third Bedroom: 11'11" x 9'10"

- Frieze Style Carpet – 2021*
- Picture Sized Windows look to the Landscaped Front Yard
- Arched Glass Transom above the Windows
- Faux Wood Blinds – 2017, Per Prior Seller
- Ceiling Fan with Wood Style Blades, Glass Shades, & Lights – 2016, Per Prior Seller
- Clothes Closet with 6 Panel Double Door Enclosure

Fourth Bedroom: 13'4" x 11'

- Frieze Style Carpet – 2021*
- Picture Sized Windows look to the Landscaped Backyard
- Ceiling Fan with Wood Style Blades, Glass Shades, & Lights – 2016 Per Prior Seller
- Faux Wood Blinds – 2017, Per Prior Seller
- 2 Closets – One Closet is a Walkin Closet with Wall Mounted Metal Shelves, & Hanging Rod. The Other Closet offers Wall Mounted Metal Shelves & Hanging Rod

Hall/Guest Bath: 7'7" x 6'9"

- Sink with Polished Chrome Faucet
- White Painted Cabinets & Drawers
- Polished Chrome Light Fixture
- Full Tub/Shower with Rain Shower Head
- Faux Wood Blinds – 2017, Per Prior Seller
- 12" x 12" Tile Floors – Light Taupe & White Hued Tile
- Shelved Hall/Guest Bath Linen Closet Adjacent to the Hall/Guest Bath

Gameroom: 20'6" x 13'2"

- Frieze Style Carpet – 2021*
- Picture Style Windows
- Faux Wood Blinds – 2017, Per Prior Seller
- Updated Contemporary Style Ceiling Fan, Glass Shades, and Lights – 2021, Per Seller

Gameroom Continued:

- Attic Access Door

Office Area: 8'3" x 5'5"

- Engineered Wood Floors – 2015, Per Prior Seller
- LED Recessed Lighting

Upstairs Catwalk:

- Freize Carpet
- Wood Stained Railing
- Black Metal Twist Style Spindles
- Catwalk overlooks the Living Area
- From the Catwalk, One can view Both the Front Yard & the Backyard through the 2nd Story Picture Windows

Stairwell:

- Wood Stained Hand Rail & Knoll Post
- Black Metal Twist Style Spindles
- Frieze Style Carpet on the Stairs – 2021*
- Treated Metal and Glass Bell Lantern Chandelier
- Storage Closet under the Stairwell – Flooring, Lighting, & Electrical Outlets added in 2015, Per Prior Seller

2 Car Attached Garage: 19'6" x 19'3"

- Metal Garage Door
- Automatic Garage Door Opener – 2017, Per Prior Seller
- Finished Sheetrocked Walls
- Wall Mounted Shelving

2 Car Attached Garage Continued:

- New Exit Door in the Garage – 2019, Per Prior Seller

Exterior and Grounds:

- Culdesac Location
- Installed Gutters – Front & Back – 2020, Per Prior Seller
- Landscaped Front Yard & Garden Beds
- Updated Exterior Lights on the Front of the Home – 2024*
- Double Wide Driveway

Backyard & Outdoor Living Area:

- Covered Patio (Approximately 12'6" x 8'10") with Brick Floor, Brick Squared Columns, and Ceiling Fan (with Light)
- Adjoining Recently Poured Concrete Patio (Approximately 15' x 12') – 2021*
- Fenced Backyard
- Corner Landscaped Area with Stone Style Edging
- Water Misting System, at the Perimeter of the Covered Patio to Keep Cool during Warm Summer Days

Structural Specifications:

- As of June 6, 2024, Seller in the Process of Replacing the Roof

Mechanical & Electrical Specifications:

- AC & Furnace – 16 SEER Lennox Unit with Digital iHome Thermostat – 2017 Per Prior Seller

Recent Improvements Since 2021, Per Seller:

- Wood Plank Porcelain Tile Floors
- Fresh Interior Paint
- Frieze Carpet
- All Light Fixtures on the First Floor
- Commodes on the First Floor
- Contemporary Style Ceiling Fan in the Gameroom
- Backyard Concrete Patio Extension
- Water Misting System on the Backyard Covered Patio

Items to Remain, Per Seller:

- Kitchen Refrigerator
- All Light Fixtures & Ceiling Fans
- All Window Coverings
- Washer & Dryer

Exclusions:

- Wall Mounted Flat Screen TV in the Living Area

Additional Information:

- Storage Closet Area under the Stairwell
- Zoned to Wilder Elementary
- Zoned to Nolan Ryan Junior High School

Additional Information Continued:

- Zoned to Shadow Creek High School

This information has been prepared for marketing purposes only and should be confirmed by the buyer and the buyer's Representative.

*This information was provided by the Seller.