

5003 Royal Parkway

Upgrade list

- Single-family owned for 51 years
- New roof in 2024
- Home warranty
- Transferrable warranty on foundation. Repaired in 2013 and 2019
- 43,000-gallon Saltwater pool with pebble tech surface beach entry and tanning ledge.
- Large hot tub
 - (heater doesn't work they said it should be covered by my warranty)
- Large rock waterfall and waterslide
- Large attic for storage
- Double driveway can hold at least 12 cars
- Gated parking for 4 to 6 cars - Double gate with lock
- 2 primary bedrooms
- Handicap bar in second primary bathroom
- High ceilings
- 2 living rooms - Crown molding added in 2nd Living Room
- Keyless entry
- Sprinkler system throughout entire yard and flowerbeds
- Drains throughout the backyard (They are overgrown, though)
- Large backyard (half acre lot)
- Large covered storage area with outdoor lighting and outlets and shelves
- Custom built-in kitchen cabinets
- Large pantry with custom cabinets
- Professional grade appliances
- Built-in refrigerator
- Kitchen holds 2 refrigerators
- Wine fridge
- Double oven - Warming drawer - Gas stove
- Pot filler
- Freshly painted interior and exterior May 2024
- Updated trim & large baseboards in all rooms
- Large covered outdoor patio
- Gas line installed for gas grill
- Fireplace gas with faux wood
- Real wood floors in the living room, entryway and hallway
- Converted Garage/Theater room
 - with electric dropdown screen, projector, surround sound, and central AC.
- 3 theater chairs
- Bonus flex room with French doors
- Wired and unmonitored security system
- Jacuzzi tub in the master bathroom
- Solar shades on all front windows



JENNIFER CAPPS

832-344-6464
Jc@CappsCloses.com