



4314 Langtry Ln.

Seller Upgrades & Improvements

1. Foam Insulation through the entire house, including ceiling and exterior walls. House is totally sealed.
2. Two tankless water heaters
3. Two air-conditioner/heater units
4. Custom designed shower with multiple heads and easy access controls, in primary bathroom, also a free-standing soaking tub.
5. Large walk-in closet in master bedroom with two sections
6. Access to the outside patio from the master bedroom
7. Hardwood floors in the master bedroom
8. Access to the outside patio from the office/bedroom and the master bedroom
9. Travertine stone flooring in most of the house
10. Has Ceramic tile in one bathroom
11. House has a custom entertainment system with two amplifiers, blue ray, Apple TV, Roku and internet
12. House is wired for internet and cable throughout
13. House has Wi-Fi boosters throughout the house and in the patio
14. House is wired for cameras
15. Has a brand-new gate at the driveway with a new opener
16. Has a custom office or craft/activity room included with the garage, with its own ac/heater
17. Has custom light fixtures throughout
18. Custom coved ceiling in the entry
19. Custom Groin Ceiling in formal dining
20. Custom Cathedral Ceiling with beams in the den



21. Cathedral Ceiling in bedrooms
22. Custom Tray Ceiling in the kitchen
23. Has a custom kitchen with two islands
24. Kitchen islands have custom corbels
25. Kitchen islands have onyx stone
26. Beautiful granite on the other counters
27. Kitchen has Italian made, Thor dual fuel range with two electric ovens and six gas burners. It also has a griddle
28. Kitchen has a top-of-the-line Zephyr vent
29. Kitchen has a custom designed vent hood
30. Kitchen has an additional Bosch Oven (making a total of 3 ovens)
31. Kitchen has a Bosch dishwasher
32. Kitchen has custom lighting including undercounter
33. Kitchen has custom made cabinets, including some that have glass doors and are lit
34. Large - dream walk-in pantry
35. House has a custom designed wine room with its own refrigeration unit and brick Groin Vault Ceiling
36. House has a custom designed bar with floating shelves
37. Bar has custom lighting and cabinets with glass doors and lighting
38. Beautiful outside patio fireplace, Bromic gas heater and TV
39. Awesome outside fire pit area
40. Uncovered outside patio with beautiful stone and brick banding
41. Beautiful fountain at patio
42. Large slab and columns for an arbor
43. Custom made, totally enclosed garden
44. Two large outside storage sheds, one with shelving throughout



- 45. Custom designed landscaping by a landscape architect
- 46. Water well with filtration system (do have access to city water)
- 47. City sewage