



979.943.1493 Amber@AmberMorrisRealtor.com

14606 Shenley Property Features

Property Features

12.398 Acres Total (11.398 Acres AG exemption in place - Hay Production)

5 Wire Fenced

Ghost Motorized Solar Entry Gate – Keypad/Remote Entry, Exit Sensor

3 Car Wide 26'x50' Concrete driveway

Rainbird Full Home Perimeter Irrigation

Upgraded Well Pump and Pressure Tank

- 290' Deep, 4" Well Casing, 2HP Pump, 220 Gallon Galvanized Pressure Tank

Propane Tank Concrete Pad

Front Pond – 8' Deep

House Features

1.5 story - 3750 Sq Ft Custom floor plan

4 beds / 3.5 baths / Oversized 2 car garage

Study/Gameroom/Media Room

9'-12' Ceilings Throughout

Outdoor Kitchen w/ Built In Grill, Undermount Sink & Granite Countertop w/ High Bar

Custom Fireplace Brickwork

Custom Barnwood Beam Mantle and Shelving

Walk-In Closets All Bedrooms

White Oak Hardwood Engineered Flooring (Can Be Refinished)

Red Oak Stair Treads

Upgraded Tile Work Throughout



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Custom Knotty Alder Double Front and Rear Entry Doors

Custom 8' Solid Interior Doors

Kwikset Lever Door Hardware

Upgraded Window and Door Casing Trim Throughout

7" Baseboard Throughout

Oversized Front/Back Patios

Sherwin Williams SuperPaint - Exterior Paint

Upgraded Landscaping & Limestone Rock Features

Full 6" seamless gutters

Vinyl Windows with Low-E Insulated Glass

Direct vent Gas Fireplace – Remote Controlled

Fully Insulated Garage

Decked Attic for Storage

House Construction Features

Engineered Post-Tension Slab

Select Fill Pad

2x6 Exterior Wall Construction

ZIP System Wall Sheathing

Tech Shield Roof Decking

GAF Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles w/ Ridge Venting

Upgraded Batt Insulation Throughout

- R-19 All Exterior and Hot Walls

Sound Insulation in Bathrooms, Master Bedroom, Utility Room Interior Walls



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HZ10 James Hardie Siding Throughout

- Vented Soffit

Electrical

Upgraded 320 amp service (200 amp house service / Ready for future 200 amp service (shop))

Square D Electrical Panels & Breakers

Generac ATS Installed for Future Backup Generator

LED Lighting Throughout

LED Perimeter Flood Lighting – Front, Garage, Left & Right Back Corner, 2 at Back Elevation

4 Back Patio Sconces / 2 Front Porch Coach Light / 2 Garage Coach Lights

4 Switched Christmas Light Plugs in Soffits - 2 Front / 2 Back

LED Recessed Can Lights Interior/Exterior – Color Temperature Adjustable

Ceiling Fans all Bedrooms, Family, Study, Gameroom, Media Room

Patio Prewired for 3 ceiling fans

Dedicated Outlets in Garage and Pantry (Freezer, Refrigerator, Ice Maker)

Extra Exterior and Patio Outlets Throughout

Kitchen Undercabinet Lighting

Hidden Undercabinet Outlets in Kitchen (Backsplash is Free of Outlets)

TV Wall Mount Outlets all Bedrooms, Media Room, Study, Family, Master Bath, 3 Patio, 3 Gameroom

Front Outlets in Flowerbeds for Future Landscape Lighting

Family Room Floor Plug

Dimmers in All Bedrooms, Family, Kitchen, Study, Gameroom & Media Room

Wall Ceiling Fan Speed Controls in All Secondary Bedrooms, Media Room & Study

Remote Control Fans in Family & Master Bedroom



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Low Voltage

SimpliSafe Security System at All Doors and Windows

- 2 Motion Detectors & 2 Glass Break Sensors

Pre Wired Cat6 for Camera Security System Perimeter, Patios and Garage

Pre Wired Cat6 for Future (shop/buildings)

TP-Link Amado Whole Home Mesh WiFi system - 4 Antenna Stations Including Patio

HTD 6 Zone Audio System Throughout - Keypad or Phone App Controlled with Bluetooth

- Zones - Family 4+sub, Dining 2, Kitchen 1, Patio TV 4+Sub, Center Patio 4, Outdoor Kitchen 2

Wall Mount TV Connections Throughout (Cat6 & Coax)

Lumary Color Control Can Lighting - App Controlled Front and Back Porch

Alexa Control Back Patio

Plumbing

Uponor PEX Piping Throughout

2 - 50 gallon Bradford White Electric Water Heaters

2 Exterior Propane Gas Connections

5 Hose Bib Connections

Double Under Mount Sinks in All Full Baths

Kraus Outdoor Kitchen Sink

Kraus Utility Room Sink

Washer & Dryer connections - Utility & Garage (Propane & Electric)

Water Softener/Filtration Loop in Garage – Ready for Softener/Filtration Install

Ice Maker Lines in Kitchen, Garage, and Pantry



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Delta Bathroom Sink Faucets

Oversized Kraus 55"x17" Undermount Kitchen Sink with 2 Faucets

Cooktop Pot Filler

Moen Chef Series 1 HP Garbage Disposal w/ Countertop Control Button

Kitchen Sink Glass/Bottle Cleaner

HVAC

Lennox 16 SEER HVAC systems

- 4 Ton - 1st Floor / 1.5T - 2nd Floor – LP Heating

Google Nest Thermostats

Automatic Fresh Air Intake

Make Up Air for Professional Hood Vent

Return Air Vents in All Bedrooms

Broan Energy Star Bath Fans

Master Bath Heated Exhaust Fan

10" Vent for Cooktop

Garage

Oversized 26' Wide Garage

Epoxy Floor Coating

Liftmaster Quiet Direct Drive Garage Door Opener w/ Exterior Keypad

All Walls and Garage Door Insulated

3 Dedicated 110v Outlets for Refrigerators/Freezers/Icemakers

2 Water Lines for Ice Maker/Machines



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Washer/Dryer Connections

Kitchen

Custom Benedettini Cabinetry

Soft Close Doors & Drawers

Door & Drawer Hardware

Double Trash Can Drawers – Island & Kitchen Sink Cabinets

Custom Vent Hood Cabinet

Proline High CFM Professional Baffled Vent Hood

Fisher & Pykel Professional Propane Range

Fisher & Pykel 2 Drawer Dishwasher

Marble Backsplash

Granite Countertops

10 Oversized Pot Drawers

Upgraded Light Fixtures with Gold Accents

Pantry

Oversized 70 Sq Ft Pantry

Custom Adjustable Lower and Upper Cabinets

Granite Countertops w/ Tile Backsplash

Fridge and Ice Maker Outlets

Backsplash Outlets for Appliances

Ice Maker Water Line

Undercounter Wine/Drink Refrigerator



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Corner Nook Storage Shelves

Master Bathroom

Granite Countertops w/ 2 Undermount Sinks & Delta Fixtures

Modern Freestanding Acrylic Soaking Tub

Oversized Shower with 4 Body Sprayers and Ceiling Rain Shower Feature

Upgraded Tile Floor to Ceiling

Kohler Toilet with Bidet Plug

Upgraded Cabinets with Hardware

Secondary Full Bathrooms

Granite Countertops w/ 2 Undermount Sinks & Delta fixtures

Oversized Tub/Shower Combo with Delta Fixtures

Upgraded Shower Tile to Ceiling

Upgraded Cabinets with Hardware

Kohler Toilet

Powder Bathroom

Cultured Marble Countertop w/ Undermount Sink & Delta Fixture

Kohler Toilet

Utility Room

Granite Countertop w/ Oversized Kraus Undermount Utility Sink



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Sink Cabinet and Upper Cabinets for Extra Storage

Door Connecting to Master Closet

Back Patio

Oversized 720 sq ft Patio (48'x15')

Limestone Outdoor Kitchen w/ High Bar

Granite Countertops & Undermount sink

Built-in Kitchenaid Propane Grill

Backsplash Plugs

3 TV connections – Power & Cat6 Wiring

Prewired for 3 ceiling fans

Exclusions

Wall/Cabinet Mounted TVs

Refrigerators/Freezers

Metal Décor in Front Flowerbeds

Pots and Plants on Patios

House Propane Tank – (Coastal Butane Rental)

Grill Propane Tanks