

# 11223 CEDARWOOD DRIVE

## UPGRADES & FEATURES

### KITCHEN AREA

- Thermador 36" single door refrigerator
- Thermador Star Sapphire Glow 24" dishwasher
- Thermador convection microwave
- Thermador Pro Harmony 48" double oven
- Dual fuel convection range with 6 burners & griddle
- Thermador Professional Series 48" range hood
- Kohler pot filler, faucet & cast iron farm kitchen sink
- Soft close custom-cabinetry w/top knob hardware
- Quartz countertops with no seams
- Under cabinet lighting
- Hot/cold water dispenser
- Intersinkerator garbage disposal
- U-Line 1000 series ice maker
- Kitchen rehab w/top of line appliances
- Hand sanded built & soft touch drawers
- Septic disposal

### PRIMARY SUITE

- Kichler wall sconces with smart wi-fi lighting
- Soundproof insulation and soundboard
- Private living area & theater area
- Mirabelle oversized whirlpool jet & air bubble tub
- Spa-like shower w/body jets & multiple shower heads
- Curbless walk-in shower with Moen hardware
- Dual primary closets
- Quartz countertops
- Soft close custom cabinetry
- Built-in bluetooth speakers
- Stone quick dry tile
- Designer sink & toilet

### GUEST BATH

- Quartz countertops & Moen hardware
- Soft close custom-cabinetry
- Mirabelle full-sized whirlpool jet tub
- Designer sinks & toilets

### INTERIOR DETAILS

- Maple 3/8" wide plank water resistant wire brushed engineered hardwood flooring throughout
- New sheetrock, insulation, dimmer switches & plugs
- New Pottery Barn light fixtures & LED lighting
- Exceptional detail to all lighting
- Round clear crystal door knobs throughout home
- Large laundry with quartz wash sink
- Half bath in laundry added
- Plantation wood shutters
- All wood interior doors
- Pocket doors
- Double paned low-E windows
- French doors overlooking back patio
- 2 fireplaces
- Dual thermostats
- Work out room in laundry

### OUTDOOR DETAILS

- Tree and house uplighting
- Pecan, fig & orange trees
- Storage shed with electricity, drain & foundation
- Hummingbird & butterfly garden w/vines from the Natural Science Museum
- Extended back patio
- Three 500 gallon septic tanks
- Eight zoned sprinkler system
- Huge lot just under 1/2 acre!
- Pool-sized backyard

### OTHERS

- Insulation in all interior & exterior walls
- Newer water heater
- LG 5.2 CF mega capacity high-efficiency front load washer w/steam & turbo wash technology
- Oversized 2 car garage
- Floored above garage for attic storage
- LG 9.0 CF mega capacity electric dryer w/steam & sensor dry