

**10327 Parrots Feather Ct
Conroe, TX 77385**

Features and Upgrades
Over \$200,000 in Upgrades!!

Oversized 80' x 140' Private Cul de Sac Lot with Mature Trees,
Landscaping, and No Back Yard Utility Easement

Extended Covered Patio with Outdoor Kitchen and Custom Pergola with
Patio Pavers

Engineered Wood Flooring

Vaulted Ceiling with Wood Beams

Double Front Doors

Custom Bookshelves in Office

Three Car Garage with Epoxy Coating and Overhead Storage; Cabinet
for Water Heater

Upgraded Benedittini Cabinets in Kitchen, Pantry, Laundry and
Bathrooms and Hall

Walk In Pantry with Cabinetry and Solid Surface Countertop for Small
Appliances

Kitchenaid Appliance Upgrades with Double Ovens and Gas Cooktops,
Kohler Farmers Sink, Pot Filler, Under Cabinet Lighting, Glass Front
Cabinets, Kitchen Pass Through with Puck Lighting, Cook Top Bump Out
with 36" Vent Hood, 3 Pendant Lights over Center Island

Primary Bathroom Stand Alone Kohler Soaker Tub, Frameless Walk In Shower with Large Fluted Shower Head, Framed Mirrors, Two Walk In Closets; Built In Cabinetry/Counter Top in Primary Hall

Exterior Up Lights and Flood Lights, Emergency Generator Connection, 20 Amp Outlet in Garage, Exterior Gas Line, Additional Coach Light

Family Room & Study Floor Outlets

Upgraded Lighting Package with Hall Chandeliers, Dining Chandelier, Primary Bathroom Fixtures plus Additional Recessed Lights in Family Room, Dining, Study, Bathrooms

6" Gutters with Screens

Window Shutters and Blinds

Landscaping Upgrades including Boulders, Trees, Shrubs, etc.

Storage Shed

Sealed Driveway and Expansion Joint Upgrade

Security System. Home Security/Internet/Cable Prewire

Laundry Room Sink, Counter Top, Cabinetry and Island

Back Entry Mud Room

New 30 year shingle roof installed 9/24!

And so much more...