



3811 LOST GOLDENROD DRIVE

UPGRADES & FEATURES

Quiet Subdivision of only 22 Homes

- Oak-lined streets
- Gated access
- 2 acre lot with split rail fence
- Pastoral setting but close to 4 major highways
- Ag-friendly neighborhood; animal shelter in back
- 3 miles to TX-99 Grand Parkway
- 6 miles to Westpark Tollway
- 12 miles to US Hwy-59
- 12 miles to Interstate 10

Oversized 27x 27 Attached 2-Car Garage

- 18x8 garage door with opener
- Designed to fit 4x4 truck/suv length/height

Extensive Storage Space

- Built-in cabinets in mudroom & laundry
- Built-in cabinets in gameroom & garage
- Linen cabinets in every bathroom
- Walk-in closets in every bedroom
- Decked attic space over garage

Backyard Oasis

- Jumbo gas fire pit
- Tranquil swimming pool with Caribbean blue water
- Multiple water features
- Tanning ledge
- Texas-sized hot tub
- Constant south breezes
- 2 oversized covered patios
- Soft perimeter path lighting

No Mechanical Details Overlooked!

- Generator-ready with transfer switch
- Upgraded 300 amp electrical service
- Zoned air conditioning & heating system for improved efficiency
- Interior alarm system
- Exterior perimeter cameras for security
- Sprinkler system in front and back

Bring All Your Toys!

- Texas-sized workshop (50x50)
- 14x14 roll-up door for large toys
- Oversized driveway designed for easy, straight back-in
- RV hookup to septic system
- 50 amp outlet for RV

Built-In Savings

- 80% Masonry Home for Easy, Low-Cost Maintenance
- Insurance Savings - Not Located in Flood Plain
- Tax Rate 1.59 Per \$100

Oversized Bedrooms

Water Softener with Reverse Osmosis (RO) Drinking Water

Community Water Well

12' Gates on Both Sides of House Allow Easy Access to Property

Efficient Drainage System Along Side Property Lines