



Amenities & Updates – Orchard Country Ln

- *New flooring in kitchen/bath/laundry room, July 2024*
- *AC units (2) replaced, Feb 2019*
 - *Rudd 4-ton 14 seer complete AC/heating system (downstairs)*
 - *Rudd 3.5 ton 14 seer complete AC/heating system (upstairs)*
- *AC ductwork replaced, Feb 2019*
- *Roof replaced, May 2018*
- *LVP Flooring in all upstairs bedrooms, Jan 2022*
- *New carpet on stairs and game room, Jan 2022*
- *Updated fireplace, Jan 2022*
- *New water heater, March 2024*
- *Nest thermostats (upstairs/downstairs) Bluetooth/wifi enabled with app, Feb 2019*
- *Refinished stair rails and iron balusters, Jan 2022*
- *Oak paneling and bookcases in study; oak French doors to study; built-in desk*
- *Elegant triple crown molding in living room, dining room; wall decorative molding and chair rails in game room/living/dining*
- *Crown molding in all bedrooms, game room, study*
- *Wood flooring in living room, dining room, and primary bedroom*
- *Custom cabinetry/shelving in living room*
- *Double walk-in shower with seat and spray system in primary bath*
- *Extra-large, jetted tub in primary bathroom*
- *Two bay windows in front of house; one bay window in primary bedroom*
- *Spacious laundry room with counter, cabinets, and drying rack*
- *Walk-in pantry*
- *Stainless steel appliances*
- *Bosch dishwasher with 3rd rack*
- *Double walk-in closets with built-in shelving in primary bedroom*
- *Huge game room (upstairs) with cabinets and built-in shelving*
- *Walk-in closets in bedrooms*
- *Under-stair storage*
- *Alarm system*
- *Sprinkler system*
- *Solar screens on west-facing windows*
- *Pool-sized back yard*
- *Over-sized garage*
- *Cul-de-sac lot (low traffic)*
- *Zoned to award-winning Clear Creek ISD schools*