



# 1176 Bluebonnet Ridge Features

COMPASS

- Pre foundation Termite treatment
- White Pearl quartz counters and backsplash in kitchen and pantry.
- Wood floors throughout with water seal barrier.
- Dolomite counters in all bathrooms and laundry room.
- Outdoor kitchen with Blaze brand grill and Fridge.
- Bosch appliances including refrigerator, gas stove, built in convection microwave and oven, dishwasher with smart features. Also wine/beverage under counter fridge.
- All cabinets and drawers in home equipped with soft close feature.
- Under counter lighting in kitchen, pantry and laundry
- Oversized 11 foot island with additional storage on front side.
- Bar area in kitchen with custom shelves, accent tile backsplash, under shelf lighting and wine/beverage fridge.
- Custom pantry with quartzite counters, under counter lighting, cabinets and open shelving
- Privacy layout with all bedrooms split from each other and each with en-suite baths. Walk in closets in each bedroom.
- All guest baths with Dolomite counters, designer lighting and mirrors, and vertical tile backing to ceiling.
- Powder room with access to covered back porch. Perfect for guest use from outside or inside.
- Additional flex room for study, craft, exercise or any other use.
- Designer lighting throughout.
- Brushed gold fixtures in kitchen and primary bath.
- Wet area in primary bath with Delta designer series plumbing fixtures and floor to ceiling 24"x48" tile.
- Oversized soaking tub.
- Double shower faucets with additional hand held fixture.
- Custom primary closet with metal rods.
- Block panelling accented wall in primary bedroom.
- Oversized picture windows and access to back covered porch area in primary bedroom. Spray foam under roof and exterior walls, including the garage walls and ceiling.
- All interior walls insulated for additional privacy.
- 8 foot solid core interior doors.
- 14 speaker system with bluetooth receiver covering three independent areas: living room, kitchen, back porch, primary bedroom and bath.
- Internet mesh for seamless connection throughout home.

# Features continued



COMPASS

- Four panels glass sliding doors in living room 12 feet wide.
- Tongue and groove ceilings on front and back porches and entry foyer.
- 18' vaulted ceiling in living room.
- 18' tiled fireplace in living room with gas connections
- 12 feet in entry, all other areas besides living room is 10'
- 8" baseboards.
- 5 ton 2 stage HVAC system with smart home thermostat.
- 30 year architectural HD roof.
- Upgraded Sherwin Williams paint interior and exterior.
- Large oversized attic with full stairs access from garage (could be finished out for additional space).
- Oversized two car garage with lots of storage and hot and cold water plumbed for sink area.
- Tankless gas water heater with continuous hot water loop for instant hot water throughout the home.
- White oak double entry doors.
- Approximately 700 sqft of covered porches.
- Brick floor on front porch.
- Coated floor on back porch.
- Epoxy coated garage floor.
- 6" of additional foundation pad added for elevation.
- Front yard professionally landscaped with sprinkler system in front, sides and back.
- Bermuda sod laid in front and around home.
- 2 oversized oak trees planted in front.
- Specially designed driveway and walkway for a more custom look and feel.
- Well-house with spray foam insulation for added protection with additional space for water filtration system or storage.
- Under eave led lighting.
- Landscape lighting along front of house.
- Full gutter system installed.

