

Upgrades & Amenities

22344 WHIRLAWAY COURT, CANYON LAKE

Presented by Patti Trevino

INTERIOR

- Three bedrooms – Two primary suites with ensuite bathrooms, walk-in showers, soaking tub, dual sink quartz vanities. One regular bedroom, currently used as an office.
 - Three bathrooms 1 - full and 2 - $\frac{3}{4}$ baths
- New kitchen with shaker cabinets, soft-close doors and drawers, quartz counters, large dual basin farmhouse sink, 8 foot quartz island with prep sink, disposal and sprayer faucet, 36" Professional Italian gas range and exhaust hood, dual zone wine refrigerator, and Alder finished pantry.
Upper cabinets and pantry have LED lighting.
- Interior laundry room/craft room, with large sink, quartz countertop, upper and lower cabinet
 - Windows – Anlin Panoramic, Title 24 windows, WUIBS certified
 - Front Door – ThermaTru Fiberglass Mahogany, WUIBS certified
 - French Doors – Anlin Malibu French Doors, WUIBS certified
 - Re-piped with PEX
- Whole house water filtration system (sediment, chemicals, conditioner/softener)
 - Newer 5 Ton heat pump, with new ducting installed 2023
 - Wood burning fireplace, convertible to propane
- Remote control power window shades throughout living room and entry
- Remote control ceiling fans in all bedrooms, living room, laundry/craft room
 - All interior lighting is LED
- Premium Luxury Vinyl Plank flooring throughout entire house
 - Newer Interior Paint

EXTERIOR

- East facing waterfront location
 - Newer Exterior paint
 - 490 sq/ft Composite deck with Stainless Steel cable railing
 - Newer concrete roof – 2023
 - 34 panel solar system
 - Newer stucco with sealed eaves and rain gutters
 - All new hardscape in front and back yards
 - All exterior lighting is LED (house, ground, landscape, dock landing, and dock)
 - Backyard paver patio area with DG sports court (Bocce Ball, Cornhole, etc)
 - Water wise landscaping, with 37 trees, and drip irrigation system
 - Entire backyard and dock landing has black steel fencing and gates
 - Boat Dock and boat hydro lift
 - Private entrance into adjacent park
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