



# *Upgrades and Improvements:*

- **LARGE single-story**
    - No one-stories of this size listed in Eagle Springs
    - Oversized corner, cul-de-sac lot
  - **IMMACULATELY maintained by sellers**
  - **Roof installed 2022**
    - Transferable warranty
  - **Whole-home Generac generator**
  - **Complete remodel of front bedroom w/ en suite bathroom:**
    - ADA compliant for many flexible living options such as:
      - Mother-in-law suite
      - Elderly relative
      - Or ANY circumstance when modification is necessary
  - **New kitchen appliances (REFRIGERATOR INCLUDED)**
  - **Texas basement**
  - **Covered patio**
  - **Custom cabinetry in flex room**
  - **Custom shower in primary bathroom**
  - **Custom primary closet**
  - **Plantation shutters throughout**
  - **Seller provides survey**
  - **Seller includes transferable PREMIUM home warranty by Acclaimed.**
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