

**5015 Mountain Maple Trail
Rosenberg, TX 77471
Property Highlights & Upgrades**

Exterior Features

- Attractive Level 3 front elevation with stone and brick accents
- Upgraded paneled garage door with decorative hardware and upper windows
- Brick front porch entry
- Coach lighting and soffit lighting for enhanced curb appeal
- Gutters installed along rear of home
- Exterior lighting upgrades on timer switched
- Four security cameras included
- Beautiful lake views
- Wrought Iron Fence Overlooking Lake
- Backyard has Additional Lighting
- Weepholes have additional Pest Protection Covers/Screens
- Gutters in front and rear of home

Construction & Energy Efficiency

- 18' Ceiling in entry
- 11' Ceiling throughout most of the rest of the home
- TechShield® radiant barrier roof decking
- R-15 insulation for improved energy efficiency
- 50-gallon water heater
- Floored attic space for additional storage
- No exposed TV wiring—cords professionally routed inside walls
- Generator connection to panel with interlock kit to prevent backfeed in garage
- Built in work bench and upper shelving in garage

Interior Upgrades

- Level 5 upgraded granite countertops throughout
- Upgraded lighting fixtures throughout the home
- Decorative cabinet hardware and door handles
- Dimmer switches in multiple rooms
- 8-foot front door and hall doors
- Open staircase featuring wrought iron spindles

- 2-inch faux wood blinds
- Recessed Lighting
- Prewired for Window and Door Alarms
- Upgraded padding in carpeted areas

Kitchen

- Large Single Basin Sink
- Samsung stainless steel refrigerator included
- Soft-close cabinet drawers
- Cabinet hardware upgrades
- Built-in soap dispenser
- Push-button garbage disposal
- USB charging outlet
- Gray designer outlet and switch covers
- Upper and lower cabinet accent lighting controlled by app and timer
- Breakfast area roller shade
- Back door with built-in blinds between glass panes

Living Room

- Windmill-style ceiling fan with light - remote controlled
- Fireplace with gas logs
- Heatilator fireplace system with automatic blower fan
- TV mount included
- Lake views from living area
- Dimmer-controlled lighting

Dining Room

- Upgraded designer light fixture
- Dimmer switch

Home Office

- Remote-controlled ceiling fan
- Built-in shelving

Primary Suite and Ensuite Bathroom

- Windmill-style ceiling fan with remote control
- Upgraded light fixture
- Level 5 granite countertops

- Soft-close cabinetry
- Decorative hardware
- Upgraded shower heads
- Large Shower with granite bench and Glass Door
- Brand-new exhaust fan
- Bidet toilet seat with dedicated electrical connection
- Brushed nickel towel fixtures
- Enhanced closet lighting
- Spacious walk-in closet with Built-ins
- Custom oversized trimmed mirrors
- Elegant arch above primary shower

Secondary Bathrooms

- Decorative grab handles
- Curved shower rod
- Upgraded lighting fixtures
- 16-inch tile flooring
- Upgraded shower heads
- Guest bath features upgraded vanity and designer light fixture
- Elegant Arch Above Shower

Game Room & Bonus Features

- Additional storage area plus extra (hidden) closet
- Double blackout curtains with sound-dampening blanket for privacy and/or enhanced media or gaming experience
- Built in entertainment stand with colored lights under
- Ceiling fan with remote control

Included Appliances

- Samsung washer and dryer