

27526 LLANO MEADOWS LANE

Fulshear, TX 77441

COMPREHENSIVE LUXURY UPGRADES & PREMIUM ENHANCEMENTS

OUTDOOR OASIS & SUMMER KITCHEN

Custom Pool & Spa (Pulliam Pools)

- 17' x 36'6" resort pool with spillover spa & Extreme Pebble finish
- Split-face travertine facing & three 12" port fountain features
- 739 sq. ft. Spraydeck concrete patio & travertine coping

Custom Pergola & Outdoor Kitchen (EGV)

- 12' x 14' custom 3-tiered pergola with 8x8 posts & smoke polycarbonate roof
- Integrated electrical outlets for oscillating ceiling fans
- Steel frame summer kitchen with 38" natural gas grill, drop-in deep drawers, refrigerator & granite counters

Landscaping, Patio & Drainage

- 140+ ft of custom landscaping: 3 Eagleston Holly trees, 7 Crape Myrtles, 21 Indian Hawthorns & 35 Red Tip shrubs
- Re-routed 7-head sprinkler system & 4-inlet rainwater drainage to street
- Covered patio with remote ceiling fan & ambient string lighting

WHOLE-HOME POWER, ROOF & SYSTEMS

Whole-Home Standby Generator & Water Purifier

- 26kW Generac generator with automatic transfer switch & concrete pad
- Whole-home surge protector, CO detector & 7-year warranty
- Brand-new whole-home water purifier system installed this year

Roof Preservation & Windows

- GoNano Revive protective roof application with bullet boot pipe collars
- NT Sandstone replacement single-hung energy-efficient windows

Electrical, Paint & Insulated Garage

- High-efficiency LED lighting installed throughout the entire home with dimmers & USB outlets
- Fresh interior paint (walls, doors, trim & oil-based enamel cabinets)
- Insulated garage doors with serviced openers & vented garage air conditioning

GOURMET KITCHEN & BUTLER'S PANTRY

Chef's Kitchen Renovation

- Reconfigured single-level layout with custom island & quartz countertops
- Commercial-grade range with stainless steel hood vent & custom spice rack
- Extra-wide farm sink, wine fridge & subway tile backsplash
- Remote-controlled under/over-cabinet LED lighting

Expanded Butler's Pantry Conversion

- Custom sliding barn door entry & custom cabinetry throughout
- Secondary refrigerator, built-in air fryer & custom wine rack
- Granite countertops & opened under-stair extra storage

PRIMARY SUITE & LUXURY INTERIORS

Primary Suite & Spa Bathroom

- Hickory hardwood floors, accent wall & custom dual closet build-outs with dressers, built-in safe & key-locking doors
- Full Turkish marble bathroom encasement & river pebble shower floor
- Free-standing deep tub, floor-mounted faucet & custom quartz counters

Hardwood Flooring & Custom Fireplace

- 3,000 sq. ft. of varying-width Hickory hardwood flooring (1st & 2nd floors)
- Remote-controlled elevated fireplace clad in rough-cut Turkish marble
- 150+ year-old solid maple mantel imported from New England
- New hardware installed on all doors throughout the entire home

Dedicated Mudroom & Laundry Room

- Converted 100 sq. ft. tandem garage into insulated laundry/mudroom
- Extra-large tile floors, built-in bench, backpack hooks & utility sink