



12956 Shady Woods Court

INCLUDED FEATURES & PREMIUM FINISHES

4 Bedrooms | 4 Bathrooms | 3 Car Garage | 1 Acre | 3,777 Sq Ft

Designed for elevated living with quality craftsmanship, timeless finishes, energy-efficient construction, and thoughtfully selected designer features throughout.

Exteriors

- Brick & Stone front elevation
- 4-sided brick
- 17'X20' Covered patio
- Ceiling fan in covered patio
- Patio tongue and groove ceiling
- Flagstone patio flooring
- Outdoor kitchen: gas connection, Stainless Steel grill included, & TV connection
- Granite countertops on outdoor kitchen
- Pre-wired for surround sound in patio
- Landscape (grass & plants)
- 15-zone all-around sprinklers
- 30-year shingles
- 8' Mahogany front door with decorative glass
- Doorbell security camera
- Coach lights in home front
- Rain gutters throughout home

Interiors

- 14' Family & Kitchen ceiling
- 11' Dining ceiling
- 10' Bath ceilings
- 10' Bedroom ceilings
- Dramatic tray ceiling in foyer
- Ceramic tile, wood floors, & carpet
- 8' Raised panel interior doors
- Study room with French doors
- Pre-wired for alarm system
- Pre-wired motion sensors
- Datasmart control panel
- Cat 6 phone & data lines
- Custom built-in cabinets in primary closets
- Custom built-in cabinets in utility
- Sink in utility
- Mud room with bench & hooks
- Ceiling fans in all rooms
- Fireplace with accent walls
- Custom built-in cabinets in family room
- Pre-wired for surround sound in family room
- Motion detector in family room
- Three-panel glass sliding doors to patio
- Custom built-in cabinets in media room
- Pocket door in media room
- Custom beams in media room
- All rooms blocked for TV
- Pre-wired for keypad in primary bedroom
- Motion detector lighting in utility
- Garage floor epoxy paint
- Garage door opener with remotes

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Montgomery, TX 77316 — Included Features (continued)

Kitchen

- Custom 42" built-in cabinets
- Curio cabinets with lighting
- Oversized quartz island
- Extra cabinets in island
- Under cabinet lighting
- Soft close cabinets & drawers
- Wine rack
- Pendant lights
- SS undermount deep sink
- Quartz countertops
- Quartz backsplash
- SS under cabinet vent hood
- SS microwave, full size
- SS double wall oven
- SS dishwasher
- SS wine cooler
- Wall mounted pot filler
- Walk-in pantry with custom shelves

Primary Bath

- Double entry walk-in shower
- Freestanding 65" soaking bathtub
- Ceramic tile in shower
- Separate vanity area
- Quartz backsplash
- Quartz countertops
- Soft close cabinets & drawers
- Rain glass window
- Elongated commodes

Baths

- Quartz backsplash
- Quartz countertops
- Oversize showers with niche
- Oversize shower head
- Ceramic tile in showers
- Soft close cabinets & drawers
- Elongated commodes
- Framed mirrors

Energy Efficient

- Vinyl Low-E windows
- 16 SEER single-stage HVAC system
- Energy-efficient gas furnace
- R-15 wall insulation
- R-38 ceiling insulation
- R-8 flex duct work
- LED recessed lights
- Natural gas water heater
- Honeywell programmable thermostats & humidistats
- Third-party inspections
- Radiant-barrier roof decking

Construction

- Inspections (pre-pour, pre-drywall, final)
- Engineered rebar foundation
- Soil test
- 2-10 Builder Warranty