



## 11274 Majestic Dr Upgrades Per Seller

- 2 Acre lot located across the street from the neighborhood park featuring a playground, lake, trails and more.
- HVAC replaced September 2026 and recent water heater.
- Kitchen – Quartz counters, double ovens, 2 sinks, gas cooktop, walk-in pantry, recent vent hood and beverage fridge.
- Large Primary En Suite Bath – Walk-in closet, travertine flooring, dual granite vanities, makeup counter, updated fixtures, walk-in travertine shower.
- Secondary showers downstairs have been updated.
- Upstairs – Game room or 5<sup>th</sup> bedroom, full bath and a media room.
- Laundry – Quartz counter, sink, fridge included.
- Outdoor Features – Covered patio, travertine decking, summer kitchen with stainless appliances.
- 2021 Pool – Water features, travertine decking, fully fenced, rock waterfall / grotto, Quartz Scape siding and spa.
- Recently Finished Shop – Over 1300 sqft\* of recently finished space. This includes epoxy finished floors, a bar with dishwasher, sink and fridge, second study with its own fiber account, bath with dry infrared sauna, game room and den area.
- Parking – True 3 car garage and then at least 2 car additional parking in the shop with tall roll up door. Workshop bench and storage included!
- Whole Home 24kw Generator.
- Other Upgrades – Wood-look tile, cased openings and windows, tray ceilings, rock fireplace façade with gas connections.

\*See attached appraiser's measurement.



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