

Upgrades & Features

FEATURES:

- Tucked along a quiet cul-de-sac street and perfectly set on two consolidated lots (over 1/3 of an acre!), this beautiful brick home welcomes you with a stamped concrete driveway and a charming walkway leading to the front door. Stately columns, a dormer window, and lush landscaping give the home a warm, inviting presence. (The dormer window also brings natural light into the Texas basement!)
- The two-car garage features insulated doors and stairway access to a Texas basement with floored attic space for additional storage.
- The foyer welcomes you inside with a lighted art niche, creating an instant focal point for a favorite piece.
- Highlights in this open floorplan include high ceilings, solid wood flooring in main living areas, crown molding and plantation shutters throughout.
- The dining room opens to the living room, creating a comfortable flow between the two spaces.
- The living room features a focal fireplace and a wall of windows that overlook the amazing back patio and poolside oasis.
- Chef's kitchen w/ huge breakfast bar, gleaming granite countertops with complementary backsplash, tons of cabinetry and storage including a desk area, an updated faucet, Bosch electric stove, and a walk-in pantry w/ a built-in spice rack.
- The bright breakfast area is surrounded by windows that fill the space with natural light and frame lovely views of the backyard.
- The laundry room offers a utility sink, a clothing rod for hanging garments, and ample storage to keep everything organized.
- The half bath features a pedestal sink and a space-saving pocket door.
- The owner's retreat features wood-look Luxury Vinyl Plank flooring and a cozy sitting area for unwinding. Separate closets with built-ins provide plenty of storage, while private access to the covered porch makes it easy to step outside and relax.
- The owner's ensuite bath has been beautifully updated to create a relaxing retreat. The new soaking tub and walk-in shower feature coordinating tile, while new countertops, sinks, faucets, and elegant lighting give the space a fresh, polished look.
- Bedroom #2 has a spacious closet and private access to the hall bath.
- Bedroom #3 (currently a study) w/ an oversized walk-in closet (currently an art studio).
- The two consolidated lots total 14,658 sq. ft. giving this home a backyard that feels like a private retreat. The covered porch extends to a pergola and overlooks a koi pond with a gentle rock waterfall.
- A swimming pool and spa (built in 2021) features a PebbleTec finish, travertine coping, multiple lights and sun shelves. Lush landscaping, including banana trees, add color and privacy throughout the yard and hides the pool equipment. (Natural gas fuels both the pool heater and the firepit.)
- The firepit offers a cozy spot to relax in the evenings.
- The vacant lot next door is owned by the neighboring property owners and offers additional privacy.
- Foundation with Drilled Engineered Piers
- New HVAC & a new pan (approx. 2 years)
- Whole home water softener



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- Hot water heater (approx. 4-5 years)
- Furnace heat pump (approx. 3 years)

RECENT UPDATES:

- Approximately \$100,000 invested in the fence, pool, and landscaping. Additional improvements include a new koi pond motor and repaired and refinished the pergola and added lighting.
- Updated the primary bathroom by removing the garden tub and adding a soaking tub, updated the shower to coordinate with the tub area, new countertops, plumbing fixtures, and light fixtures.
- Painted entire interior of home
- Converted golf cart garage to a living space
- Installed a new HVAC and a new pan (approx. 2 years)
- Installed a new water heater (approx. 4-5 years)
- Installed a new furnace heat pump (approx. 3 years)
- Painted kitchen cabinets
- Added glass to guest bathroom shower
- Repaired gutters and added leaf guard
- Repaired and repainted wood trim

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