

## • ~~Water Softener~~ New Water Softener

- Large covered front porch with cedar post and ceiling fans.
- Leaded glass front door
- Wood laminate and tile flooring downstairs
- Carpet upstairs and in all bedrooms
- 9" ceilings throughout
- Formal dining room with wainscoting and cedar chair rails
- Large kitchen with island, custom cabinets, breakfast bar, and breakfast area
- Mud/Laundry room with sink, counter, cabinets, and clothes bar
- Living room with floor to ceiling white stone fireplace, gas starter, log storage
- Custom Cedar mantel on fireplace
- Custom Cedar stairway to second floor
- Under stair storage with central wiring for TV to all rooms, speakers wired to living room
- Master bedroom has access to patio
- Master bath with jetted tub, large tile shower with tile bench, double vanities
- His and Hers walk-in closets
- Downstairs guest bath has extra storage cabinets, separate room for shower/tub & commode
- Upstairs has 1 bedroom with walk-in closet, bathroom with tub and shower
- Upstairs has open space plan for game room, tiled cabinets with media center
- Climate controlled storage upstairs
- 2 walk-in storage areas
- Decorative and recessed lighting throughout
- Ceiling fans throughout the house
- Tile counter tops throughout
- Double pane windows throughout
- 2 Propane water heaters
- 2 A/C & heat pump units, (one propane, one electric)
- 2 car attached garage with automatic garage door opener and 2 work/storage areas
- 18x36 Doughboy above ground pool with 6' deep end, completely surrounded by large bi-level deck and railing
- 1 acre homestead exemption
- Recognized Florence ISD

## SPECIAL FEATURES