

13167 Fm 389 Road

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## Notable Features + Amenities

### Interior

- Engineered hardwoods
- Honed granite countertops in kitchen, mudroom, and utility room
- 5-1 in-ceiling sound system in family room and back porch
- Custom window coverings with blackout in all bedrooms
- Gas fireplace with remote

### Kitchen

- Sub-zero 48" refrigerator
- Jennair 36" range with 6 burners
- Jennair 30" double ovens with convection
- Jennair warming drawer
- Jennair 22" microwave
- 48-bottle wine refrigerator with dual temperature
- Soft close cabinets and drawers
- Moen touchless kitchen faucet

### Pool and Backyard Area

- 20' x 40' heated pool with spa
- Automatic freeze protection
- Polaris Cleaner
- Wireless control
- Outdoor shower

- Fenced backyard with turf
- Outdoor landscape outlets
- 5-1 in-ceiling sound system installed on back porch
- Pre-plumbed for outdoor kitchen

### Utilities and Equipment

- Lenox AC/Heater with wireless control
- Gas fireplace with remote
- Hi-speed Starlink Internet
- Water softener and chlorinator
- Two (2) tankless water heaters
- Two (2) 500 gallon propane tanks – one dedicated to the pool
- Security system with remote access, including glass breaking alerts, and low/high temperature alarms
- Pre-wired for electric car charger