

ALL SPECS SHOULD BE INDEPENDENTLY VERIFIED BY BUYER PRIOR TO OFFER.

LOADED Custom from Monogram Homes. Owner transferred after extensive upgrades. High Efficiency Smart Home. 5100+ s/f on oversized partially wooded lot in Gated Weston Lakes, Golf Course views. Grand Entry, Master BR and Mother-in-Law Suites are down, 3 BRs up. Gameroom and Theatre up. Hardwood, Granite, Tile. Solid 8' doors throughout. High Soaring Ceilings in Foyer, Family, Study. Custom ceiling treatments throughout. Gourmet Kitchen with Thermador Oven Set, Warming Drawer and Gas Range, Custom dark Knotty Alder Cabinetry. Custom Stone Backsplash with insets and Pot Filler. Wine Room, Butler's Pantry. Two story windows overlook Giant Pecan Trees. Custom Plantation Shutters throughout home. Cornered Master Bedroom has Spectacular Views of the countryside through stacked windows. Balcony overlooking the grand family room. Coyote custom built Outdoor Kitchen. 4 car garage with epoxy flooring & Gladiator GarageWorks cabinetry . No MUD Tax.

- Gladiator GarageWorks Cabinetry installed in Garage. Compare:
<https://www.gladiatorgarageworks.com/>
- Rinnai Instant Hot Water System
- Home Master TMULTRA Reverse Osmosis system with dedicated spigot (under the kitchen sink)
- Elite SP40 SoftPro Water softener (40K grain) with 18'x40' brine tank
- Solid 8 ½ ' hardwood doors throughout the entire house
- Plantation shutters throughout entire house
- 2 High Energy Efficient (SEER 14) A/C units
- Highly efficient insulation throughout the house (normal power bill to keep the house at 75F during summer - \$150.00/month)
- Separate winery area with double-door wine cooler
- Self-closing custom cabinetry in kitchen, butler's pantry and winery
- Complete Coyote stainless steel outdoors kitchen with 36" gas grill, large power burner, outdoor refrigerator and fully plumbed sink

- Pre-wired home for all house-music plus 5.1 system in living room and 7.1 system in media room
- LED landscape lighting all around house
- Epoxy coated 4-car garage

EXTRAS!

- Samsung Chef Collection 34.3 cu.ft Capacity 4-Door Refrigerator (largest in class; part of the Samsung Chef Collection with LED lighting, Wi-Fi connectivity and two separate evaporators for fridge and freezer compartments) compare: <https://www.samsung.com/us/home-appliances/refrigerators/4-door-flex/36-wide-34-cu-ft-capacity-4-door-flex-chef-collection-refrigerator-with-sparkling-water-dispenser-rf34h9960s4-aa/>
- Samsung 5.6 cu.ft Front Load Washer (largest in class) compare: <https://www.samsung.com/us/home-appliances/washers/front-load/wf9110-5-6-cu-ft-front-load-washer-with-erspeed-white-wf56h9110cw-a2/>
- Samsung 9.5 cu.ft Gas Dryer (largest in class) compare: <https://www.samsung.com/ca/washing-machines/dryer-dv56h9100eg/>
- Husqvarna Zero-Turn Mower Z246i with 79 hours of use. Compare: <https://www.husqvarna.com/us/products/zero-turn-mowers/z246i/967323901/>
- Husqvarna 2-Bin Grass Catcher (Attachment for Zero-Turn Mower)
- Husqvarna Plug Aerator (Attachment for Zero-Turn Mower)
- Husqvarna 12.5 cu.ft Poly Swivel Dump Cart (Attachment for Zero-Turn Mower)