

# Home Feature Sheet

## 311 Tangerine Buda, TX

### GENERAL FEATURES

- 4 bedrooms
- 4.5 bathrooms
- 3,032 sq. ft.
- Office with French doors
- Media Room
- Birch Hardwood Flooring Diagonal/Stagger
- All rooms have ceiling fans
- Top of line water soft system
- Curved iron rod staircase
- Built out attic with additional storage space
- Game room/loft
- High ceilings in living room
- Floor to ceiling tiled fireplace
- 5 WiFi boosters
- Double tray ceiling in dining room
- Dining room with bay window
- Integrated sound system

### TWO CAR GARAGE

- Recessed lighting
- Ceiling fan
- TV wall mount
- Commercial grade Mini split AC/Heat system
- Flooring
- Fully finished
- Door that leads to side yard and additional door that leads to primary bathroom
- Garage door opener
- Shelving available for purchase

### KITCHEN

- Level 5 granite counters
- Glass tile backsplash laid 1/3 offset
- Mother of pearls white cabinets
- Pendant lights
- Refrigerator INCLUDED

### PRIMARY BEDROOM & BATHROOM

- Curtain rolls and curtains
- Double Tray ceiling
- Bay window
- Grand
- Huge walk-in closet
- Flap to ceiling glass tiled walk-in shower
- Garden Tub with glass tile backsplash
- Double vanity
- Ginyard countertops
- Tile flooring

### EXTERIOR

- Large Shed
- Oversized lot
- Front & Backyard landscaping with trees
- Extended covered patio with two ceiling fans
- Gas drop
- Entry gate on both sides
- Sidewalk on side of home
- Surround sound inside and outside
- Four sides brick masonry
- Gutters
- Sprinkler system

