

Luxury Features & Highlights

- **Location & Investment Value (HIGH IMPACT SECTION):**
 - Located in a highly desirable Oak Forest corridor with strong historical appreciation trends.
 - Zoned to Garden Oaks Montessori Magnet School.
 - High elevation -- NOT within 500-year flood zone (Safety, Value and insurance advantage).
- **Chef's Dream Kitchen -- All Premium Thermador Appliances:** 60" column refrigerator & freezer, 48" Dual-Fuel Dual-oven Range, Dishwasher and Drawer-Style Microwave.
- Massive Island with 3cm quartz countertops with cabinets on both sides and generous seating Legroom.
- **Whole-Home Soundproofing & Audio:**
 - **Engineered Soundproof Home** plus integrated whole-home Surround Sound System.
- **5 Bedrooms | 5 Full Bathrooms:**
 - Primary suite conveniently located on the **first floor**
 - Each bedroom features **custom California-style closets with smart Lighting and Dimmers.**
- **Spa-Inspired Bathrooms:**
 - LED mirrors with tons of color, floating vanities with motion-activated under vanities LED lights.
 - Bidet toilets, tons of natural lights, Floor to Ceiling porcelain tiles, Ultra modern fixtures.
 - Primary bath features **dual rain showerheads** that change light color based on water temp.
- **Smart & Modern Living:**
 - Color-changing LED recessed lighting (interior + soffits), fully app-controlled or Alexa
 - Fully app-controlled Garage door, thermostats, irrigation system
 - Timer-controlled exhaust systems in baths and laundry
 - **LED-lit** staircase that lights up each step as you walk
 - Garage with Epoxy-coated flooring and **EV-Ready 50A charging Port**
- **Elegant Finishes Throughout:**
 - Wide-plank White Oak Hardwood flooring throughout except in bathrooms (No carpet)
 - Real wood Trim and baseboards (No MDF). Oversized 12" baseboards.
 - Plantation shutters already installed for immediate move-in
 - Kitchen & Patio faucets change light color to Blue/Green/Red depending on water temp.
- **Private Home Office:**
 - Built-in wall-to-wall shelving for a clean, professional workspace. Internet cable in each room.
- **Entertainment & Lifestyle:**
 - Expansive Covered Patio with modern Slat ceiling and gas-connected 5-Burner Outdoor Grill.
 - Texas-sized Media/Game Room on second floor
 - Massive front and backyard for entertaining and outdoor living (Space for Large pool & Pets)
- **Energy Efficiency & Comfort:**
 - High ceilings: 11 ft (1st floor) | 10 ft (2nd floor) and Thermal, Fire and Acoustic insulation.
 - Energy-efficient windows and doors and All LED lighting → **exceptionally low energy costs**
 - Full-home water filtration system + premium kitchen drinking water filter
- **Everything Paid Off & will Convey in the Sale** (yes, will all stay):
 - All appliances including Range, Fridge, Freezer, Dishwasher, Micro, Wine cooler.
 - Ring alarm system + Security cameras, Whole-home Bluetooth Surround Sound System.
 - Smart irrigation system, Garage system
 - All Furniture including Living room set, Dining set, Bed, TV, Area rugs and all Decorations
- **Lease Options:**
 - **Lease-To-Buy** within 1 year at price of \$8,000/mth
 - Can be **Fully furnished** and **All Utilities Paid** for \$10,200/mth

