

## **Property Highlights**

*10370 Henley Cove*

### **Land:**

- 4.07 acres (two additional lots available totaling 4.02 acres)
  - All three lots sit on a 60-acre nature preserve with walking trails along Panter Creek
- Sloped elevations ranging from 260' to 240'
- Sandy-loam soil
- Abundant wildlife - The property attracts wildlife such as owls, songbirds, and whitetail deer
- Planted trees: Live Oak, Pecan, Palo Verde, Desert Willow, Pride of Houston, Yaupons, Blooming Sage, Pear (two varieties), Apple, Persimmon, Peach, Plum, Fig
- Owl nesting boxes (2)
- Bat House, with four chambers.
- Walking trails

### **Home:**

#### **Interior Highlights:**

- Three bedrooms with ensuite baths
- Home office with ensuite half-bath
- Open, split floor plan
- Alarm system
- Gas log fireplace
- Trayed ceilings
- Cathedral ceilings
- Picture windows
- Duette shades

#### **Kitchen Features:**

- Farm sink
- Quartz countertops
- Custom cabinets with glass front doors and soft close drawers
- Under cabinet lighting
- Café appliances
  - Counter-depth refrigerator
  - Double oven and warming drawer
  - Gas cooktop

- Dishwasher
- Built-in microwave
- Island
- Butler's pantry with a walk-in pantry
- Seating area

### **Primary Suite:**

- Private access to patio
- Single vanity with his/her sinks and makeup vanity
- Walk-in shower
- Walk-in closet with built-ins

### **Exterior Highlights:**

- Underground utilities:
  - Power - Mid-South Synergy Co-op
  - Water - Wickson Creek SUD
    - Additional individual water meters on lots 443 & 446
  - Internet – Kinetic by Windstream
  - Gas – underground propane tank
- Additional 100-amp service available for guest house, pool, shop, etc.
- Upgraded septic to support a guest house, pool, or shop, etc.
- Irrigation system
- Outdoor woodburning firepit
- Covered patio
- Fountain
- Three-car garage designed to accommodate boat
- Above-ground cistern tank for watering (rain harvesting barrel)

\*\*See attached casita, pool, outdoor fireplace, and patio design for Sellers' plans on expansion of the outdoor living space\*\*

### **Neighborhood Highlights:**

- 60-acre Nature Preserve with walking trails.
- Stocked fishing pond and park with outdoor pavilion
  - Location for Pickle Ball, Star Gazing Party and Fishing Tournament
- Community Pool with Outdoor/Summer Kitchen and Firepit