

# 9110 Scotsman Dr. Austin, TX 78750

## FEATURES AND UPGRADES

- **Exterior**

- Designer Exterior Paint
- Vinyl, Low E, Energy Efficient Windows
- Standing Seam Metal Roof
- Storage Units
- Updated Exterior Doors
- Updated Garage Door and Opener
- Sprinkler System – Full Yard with Smart Technology
- Mature Landscaping and Towering Oaks
- Stained Cedar Fence
- Updated concrete Patio
- Turf Added to Yard
- Full Gutters with Leaf Guard
- Custom Pergola Covering
- Added Hardscape

- **Pool**

- Pentair Pool Equipment
- Intellibrite 5g LED Color Light
- Coping and Recent Plaster
- IntelliFlo variable speed pump energy efficient
- FNS Plus D E 60 sq ft filter

- **Mechanical/Electrical/Plumbing**

- Updated HVAC unit installed
- Quiet Vents in baths
- Recent Hot water heater
- Updated plugs and switches, updated all lights to LED
- All designer Fixtures
- Updated ceiling fans
- All updated toilets – dual flush-low water use
  - Chair Height and Oval
- All updated plumbing fixtures
  - Valves, faucets, shower, and bath
- Lutron Caséta dimmers and switches
- Rachio Smart Sprinkler System Controller
- Programmable Thermostat
- Updated Insulation Added to Attic Space
- Outlet for Electric Car added to Garage

- **Interior**

- European white oak flooring throughout (no carpet)
  - The Chateau Collection made from European White Oak creates a smooth, light wire brush look that will highlight any design style. Comes with a Finish Warranty for 30 Year PPG Urthethane with A/O.
- Custom Shiplap Fireplace
- Updated Stainless steel appliances

- Custom cabinets and vanities with soft close function and full expansion
- Custom kitchen island with Induction Cooktop and Recent Hood Vent added
- New matte black granite countertops
- White quartz countertop on kitchen island and bath vanities
- Office with French glass doors
- Walk-in Master shower with frameless 2-head shower
- Master bath with floating dual vanity with under cabinet lighting
- Custom Cubbies and storage
- Mud room with dog wash
- Added Storage
- Custom Closets
- Window Treatments
- Updated Hardware
- Under Cabinet Lighting