



12728 Royal Oaks Lane | Farmers Branch, TX 75234

UPGRADES & FEATURES

- Open-concept floor plan
- Wood-look tile flooring
- Waterproof flooring on the stairs and in the game room
- Zebra blinds
- Cozy fireplace
- Flat screen wiring
- Lutron smart lighting control system
- Chef's kitchen:
 - Quartz countertops
 - Stainless steel appliances
 - White cabinets
 - Under cabinet lighting
 - Island with a breakfast bar
 - Reverse osmosis water purification system
 - Spacious walk-in pantry
- Downstairs primary suite:
 - Oversized shower
 - Freestanding tub
 - Quartz dual-sink vanity
 - Large walk-in closet
- Generous secondary bedrooms all include a walk-in closet
- Flex space makes a great home office or hobby room
- Huge game room
- Media room with built-in speakers designed for theater-style seating
- Updated half bathroom
- Upgraded laundry room with a sink and built-in cabinets
- Tankless water heater
- Tesla EV charging station
- Sparkling pool and spa with an Omni app, fountain and waterfall
- Covered patio with a misting system
- Outdoor kitchen
- Low-maintenance backyard
- An electric gate encloses the backyard and driveway
- Community amenities:
 - Pool
 - Playground
 - Dog park
 - Greenbelt
- Close proximity to major highways and DFW Airport