



REALTYONEGROUP
PROSPER

272 FEATHERGRASS DRIVE UPGRADES, UPDATES & FEATURES

Home Features

- Single-story layout with 3 bedrooms and 2 full baths
- Bonus front flex room – perfect for an office, den, playroom, or music room
- Custom remodeled walk-in tile shower in the primary bathroom
- Private entry to the primary bedroom, separate from secondary bedrooms
- Dual vanity and spacious walk-in closet in primary suite
- Open-concept kitchen with:
 - Laminate countertops
 - Gas range
 - Breakfast nook
 - Refrigerator conveys
- Smart Thermostat
- Flooring includes LVP throughout living/wet areas and carpet in bedrooms
- Laundry room inside the home. LG WashTower Single Unit ELECTRIC (transferable warranty to Costco members through February 2029).
- Attached 2-car garage with complete new garage door (12/2023) and hardware with wi-fi opener and driveway parking
- No interior steps
- Roof replaced – 11/2023
- Water softener installed – 1/2024
- Rain gutters, down spouts and splash guards installed – 12/2023
- Video doorbell
- Ceiling fans throughout
- New garbage disposal, kitchen faucet and guest bedroom faucet installed – 2024
- New faucets in master bath – 2025
- New LVP in main living areas and carpet in bedrooms – 2023
- New paint in main living areas and primary bedroom and bath – 2023/2025
- New handle and touchpad lock on front door
- New interior LED light fixtures throughout, also in garage; dimmer for kitchen lights



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Home Features (cont.)

- Front tree trimmed back very well to meet City regulations; shouldn't need to be trimmed for several years - 2024
- Gas range burners professionally inspected and adjusted for optimum performance - 1/2024
- Furnace inspected twice annually
- Pex Manifold for plumbing

Location Benefits

- Quick access to I-35 for commuting
- Short drive to downtown Austin and the airport
- Close to major shopping centers and restaurants

Community Features

- Friendly, quiet neighborhood with a very walkable layout
- Well-maintained HOA with low quarterly fees
- HOA organizes seasonal community events
- Neighborhood includes:
 - Community park
 - Covered picnic area
 - Splash pad
 - Dog park
 - Playground
 - Sport courts and sidewalks
- Beautifully landscaped entrances and common areas