



1140 Norfolk Drive • Prosper, TX 75078

Features, Highlights & Improvements

Palmer Realty Team • Keller Williams Legacy • 214-986-2078

Architectural & Interior Character

- Custom-built — not production builder
- 3,807 sqft on 0.239-acre lot
- Grand foyer with dramatic curved staircase
- Wrought iron staircase spindles
- Rich hardwood floors throughout main areas
- Dramatic beamed ceilings
- Stone wood-burning fireplace extending to ceiling
- Graceful arched doorways throughout
- Crown molding throughout
- Tray ceilings in primary suite & dining room

Kitchen & Dining

- Chef's kitchen with granite island and bar seating
- Gas cooktop with convection oven
- High-end granite countertops
- Custom cabinetry with designer backsplash
- Butler's pantry
- Breakfast room
- Formal dining room with tray ceiling, chair rail & picture frame molding

Floor Plan & Layout

- 5 Bedrooms + 4 Full Baths
- Two bedrooms & two full baths on main floor — ideal for guests, in-laws, or multigenerational living
- Primary suite — spa bath, garden tub, separate shower, dual vanities & walk-in closet
- Private study/office on main floor
- Expansive game room/living area upstairs
- Dedicated media room — wired for surround sound

Exterior & Outdoor Features

- Covered patio with pergola — wired for outdoor speakers
- 8-ft board-on-board cedar privacy fence
- Beautifully landscaped yard
- Stone retaining wall with landscaped plant beds
- Stone tree rings & front yard landscape trim
- Widened driveway with additional parking pad

Home Systems

- New 18-SEER high efficiency HVAC — upstairs (2024)
- Tankless water heater
- Whole home surge protector (2026)

Smart Home, Technology & Storage

- Electric Vehicle (EV) charger in garage
- Ring Spotlight 4K cameras — front and rear (2025)
- Ring doorbell cameras — front and back (2025)
- New garage door opener — backup battery, app & camera (2025)
- Garage door remote keypad with camera & phone app (2025)
- Smart sprinkler system
- Nest thermostats — main floor & upstairs
- Sound system wiring
- Overhead garage storage system
- Bicycle lifts in garage
- Three attic storage access points
- Ulrich storage building with concrete pad
- Base Energy whole home battery backup (Option — see details below)

Notable Improvements & Upgrades (Partial List)

Improvement	Approx. Cost	Year
Driveway expansion — additional parking pad	\$5,000	2017
8-ft board-on-board cedar privacy fence	\$12,000	2023
New HVAC unit (upstairs) — 18 SEER high efficiency	\$14,000	2024
Driveway coating	\$6,500	2025
Stone retaining wall	\$10,000	2025
New garage door opener — backup battery, app & camera	\$2,900	2025
Garage door remote keypad with camera & phone app	\$350	2025
Ring Spotlight 4K cameras — front and rear	\$500	2025
Ring doorbell cameras — front and back	\$500	2025
New 1.5HP garbage disposal	\$250	2025
Pergola with extended patio	\$6,500	2022
Ulrich storage building with concrete pad	\$5,000	2022
Electric vehicle (EV) charger in garage	\$2,000	2022
Stone tree rings & front yard landscape trim	\$1,500	2022
Landscaping on top of retaining wall	\$1,500	2022
Whole home surge protector	\$1,800	2026

New sprinkler control & system extended to plant beds	\$2,000	2026
New premium ceiling fan in family room	\$1,500	2026
Total	\$73,300	

Whole Home Battery Backup (Option)

A Base Energy whole home battery backup system (2x 48-hour capacity) is currently installed at the property. The new homeowner has the option to transfer the service. Base Energy owns and operates the equipment — all maintenance, repairs, and replacements are covered at no cost to the owner, ever. The current homeowner pays approximately \$25/month for equipment rental and paid \$1,500 for installation. Terms for a transferring buyer would be subject to Base Energy's then-current service agreements. To transfer, the buyer must use Base Energy as their electricity provider and agree to Base service terms. Base fully supports the transfer process. If the buyer elects not to continue service, the equipment will be de-installed after closing at the seller's expense. Note: Base Energy currently has a waiting list for new clients — this installed system represents a significant opportunity for a qualifying buyer. For more information visit www.basepowercompany.com