

12100 Mustang Chase Austin, TX 78272

FEATURES AND UPGRADES

- **Exterior**

- 100% New Custom Stone/Hardi Exterior
- New Roof - TruDefinition® Duration® Designer - Black Sable
- Full Gutters
- Private Fenced Backyard
- New Covered Patio
- Stained Wood Privacy Fence
- New Custom Garage Door and Opener
- New Custom Exterior Doors
- New LowE Vinyl Windows – Elevate Inspire Series
- New Designer Paint and Cedar Soffit Accent
- New Landscaping
- New Permitted Irrigation full yard with Rachio Controller System
- Custom designed Landscaping Lighting
- Updated Pool – New Pentair Variable Speed Pump, Pentair Cartridge Filter, Waterfall
 - New Tile – Surround - Plaster – Added Koolcoat top layer – New LED Light

- **Mechanical/Electrical/Plumbing**

- New HVAC System and Ductwork – Carrier
- Programmable Ecobee Thermostat
- Ecobee – Video Doorbell
- New Full Spray foam Insulation
- New Electrical Panels, All new Wiring
- EV Plug in Garage
- New Tankless Gas Water Heater
- Whole House cut off added in garage
- All New Electrical switches and outlets
- Updated all waterlines with PEX
- New Cat6 Installed – Rack system – Wired for Cameras and Whole house wifi

- **Interior**

- New Premium European white oak wood floor with artisanal surface finishing
- White Oak – Custom Cabinets in Kitchen – Laundry
 - 3 Pantries
 - Large Island with Bookshelves, Storage, and Seating
 - Lazy-Susan Corner, Pullout Trash/Recycle
 - Full Expanse drawers, soft close
 - Custom pulls and hardware
- Custom Designed Bathroom Vanities
 - Custom Designed Primary Closet
 - Custom Closets
- All new Plumbing Fixtures
 - Tankless Wall Toilets
 - All New Tubs, Showers, Faucets
 - All new Valves, connections
- New LED Lights
- New Ceiling Fans and Lighting Fixtures

- Appliance Package
 - Café Dual Fuel Gas Stove, Built-In Microwave, Dishwasher, Hoodvent to Exterior, Counter Depth Fridge
- Finished Garage
 - Garage Floor and custom lighting
 - Built In Shelving/Storage
- Designer selections for All New Tile and bath areas