



**PRICE: \$349,000**

**ADDRESS: 16702 CR 221 - FORNEY, TX 75126**

**Exterior:**

HR Low E Windows with Screens  
Engineered Post Tension Slab  
Acme Brick & Stone  
Stone Mailbox  
Cast Stone Address Block  
House Stubbed for Gas Grill  
30 year Fiberglass Shingle  
with 15 Lb Felt  
Decorative Lead Glass Front Door  
Exterior Weatherproof Outlets  
Side Entry Three Car Garage with  
Carriage Style Doors and 1/3 hp Openers  
Underground Utilities  
Oversized Approach with 15 Foot Drive  
Exterior Eve Plugs for X-Mas Lights  
Seamless Gutters

**Kitchen:**

High Capacity Food Disposal Unit  
Pre-installed ice maker connection  
GE Pot-scrubber Dishwasher  
GE Built-in Microwave with Trim Kit  
Whirlpool Built-in Double Oven  
Frigidaire Flat Surface Built-in Cook-top  
Custom Stained Ash Cabinetry  
Stainless Steel Appliances  
Granite Countertops with Tile Backsplash  
Custom Tile Flooring  
Decorative Wood Hood above Cook-top

**Interior:**

Custom Stone Fireplace  
Cheyenne Interior Doors  
Raised Ceiling Heights  
Ceiling Fan with Light in Game-room  
Ceiling Fans with Light in All Bedrooms  
Satin Finished Walls / Orange Peel Texture  
Crown Molding in Master Suite  
Crown Molding in Formal Living/Dining/Breakfast  
Smoke Detectors Hardwired / Battery backup  
Pre-wired for Cable TV and Telephones  
Custom Tiled Tub Enclosures & Showers  
Granite Vanities in All Baths  
Linen Cabinets in Bathrooms  
Bronze Plumbing Fixtures in All Bathrooms  
Hickory Wood Floors in Entry, Living & Dining  
Custom Tile in Kitchen & Baths  
Frieze carpet throughout house  
Custom Milled Ash Cabinetry  
Decorative Wrought-Iron & Wood Staircase

**Master Bath:**

Tiled Platform with Jacuzzi Oval Tub  
Custom Tile Shower with Glass Enclosure  
Granite Vanity Tops with Tile Backsplashes  
Two Large Walk-in Closets  
Built-in Custom Linen Cabinet  
His and Her Vanities  
Travertine Tile Flooring

**Living / Dining Area:**

Stone Fireplace plumbed for Gas  
Pre-wired for Surround Sound & Stereo  
Custom Stained Mantle  
Pre-wired for Cable Television & Phone  
Custom Lighting Selections  
Ceiling Fan with Light Kit  
Recessed Lighting Over Fireplace  
Crown Molding & 2 step base  
Decorative Faux Finished Walls in Dining  
Satin Finished Walls with Orange Peel Texture

**Energy Features:**

Low E Energy Efficient Windows with Screens  
Energy-conserving Insulation with Poly-sealant  
around Base Plates, Doors & Windows  
R-13 Insulation in Exterior Walls & Garage Walls  
R-19 Batts and R-30 Blown Insulation in Ceiling  
Two Electric, Heat Pump Air Conditioning Systems  
with Efficient 12 Seer Rating / Split Zone  
Electronic Digital Thermostats  
Two Rapid Recovery 50-Gallon Water Heaters  
Cook-top is Wired for Electric or for Gas