

# **Seller Upgrades & Features**

## **101 Stockman Drive | Bunker Ranch**

### **Construction & Design**

- Custom single-story home built by Herradura (completed 2022)
- Ranch-style layout on a flat .98-acre homesite
- Extra spray-foam insulation throughout the home
- Additional ceiling/attic insulation (garage) that helps keep temperatures mild during heat/cold periods (ideal for a home gym or workshop)
- Insulated garage doors
- Insulated garage ceiling

### **Kitchen**

- Silestone Calacatta Gold countertops
- Oversized kitchen island with built-in drink/beverage refrigerator
- Kitchen island includes additional storage
- Custom cabinetry throughout
- 48" ZLINE gas range with double ovens
- XL custom range hood
- Open-concept kitchen flowing into living area, ideal for entertaining

### **Dining & Bar Area**

- Built-in shelving designed for a bar setup
- Wine refrigerator integrated into bar area

### **Living Areas**

- Open living room with floor-to-ceiling interior stone fireplace
- Extra-large, whisper-quiet ceiling fan with remote in the living room
- Spacious office / game / media / flex room with direct backyard access
- Custom Grand Front Entry Way Steel and Privacy Glass French Doors

### **Climate / Comfort (Thermostats & Fans)**

- Separate thermostat for the living room
- Guest bedroom and flex room on a separate thermostat
- Primary bedroom with separate thermostat
- Primary bathroom includes a ceiling fan

## **Primary Suite**

- Private primary suite
- \$10,000 custom walk-in closet (Closets by Design)
- Dual rain shower heads
- Primary closet pre-wired for a future light fixture or ceiling fan

## **Secondary Bedrooms & Baths**

- Guest suite with ADA-compliant roll-in shower and widened doorways
- Two additional bedrooms connected by a Jack-and-Jill bathroom

## **Laundry Room**

- Full laundry room with sink, countertops, and storage
- Additional space with water and drainage for a large ice machine or additional refrigerator/freezer
- Elkay flush wall-mounted filling station with LED light (one filter lasts over 700 gallons of filtered water)

## **Water & Energy Features**

- Elkay water filling station on main water line
- Whole-home water softener system
- Water softener system includes additional hose hookup adapter for washing vehicles with purified water for fewer spots
- Tankless water heater

## **Garage**

- Expansive three-car garage
- Accommodates full-size truck or SUV
- EV charging port for vehicles
- Utility sink with hot and cold water

## **Outdoor Living & Exterior**

- Covered patio with floor-to-ceiling stone fireplace
- Large, flat backyard with room for pool, casita, or pickleball court
- Christmas lighting package (additional outlets under the eaves for lights and decorations)
- Home elevation provides noise protection
- Front yard prepped for a future French drain with two 6-inch drain pipes placed under the driveway