



Luxury Property Feature Sheet

730 Ivy Glen Court | Prosper, Texas

Energy Efficient Home

- Carrier 16 SEER AC with Puron refrigerant
- Radiant barrier roof decking
- Low-E dual pane insulated windows
- Tankless Rheem water heater
- LED lighting throughout
- R-38 attic insulation & R-13 wall insulation

Exterior Features

- 8-foot front entry door
- Insulated cedar garage doors
- 30-year architectural roof shingles
- Gas line to back patio
- Landscaped yard with programmable irrigation

Interior Design & Finishes

- Hand-scraped hardwood floors
- 8-foot solid core doors
- Crown molding at entry & dining
- Elegant staircase with iron balusters
- Oversized baseboards throughout

Chef's Kitchen

- GE Café 6-burner professional gas range
- GE Profile double convection ovens
- Custom vent hood vented outside
- Granite countertops & farmhouse sink
- Custom 42" upper cabinets
- Island pendant lighting

Luxury Primary Suite

- Spa-inspired bathroom with garden tub
- Walk-in shower with seat
- Granite countertops & custom cabinetry
- Decorative framed mirrors
- Spacious walk-in closets

Smart Home Technology

- Z-Wave keyless entry
- Nest smart thermostat
- Nest Hello video doorbell
- Smart light switches
- Wi-Fi garage door openers

Media & Connectivity

- CAT5e & RG6 structured wiring
- 5.1 surround sound pre-wire (family room)
- 7.1 surround sound pre-wire (media room)
- Cable outlets in family, primary & game room