

Classic Homes

KELLY RANCH ESTATES

Lot 10 – Phase I

4635 HYW 6

CADDO MILLS, TX

Upgraded Interior Features

- One Story, 2588 Square Feet Living Area
- 4 Bedrooms, 2 ½ Bath, Game Room, Dining Room and Breakfast Nook
- Family Room with Wood Burning Fireplace, Stone to Ceiling with Custom Mantle
- Master Bedroom with 10 Ft. Sloped Ceiling
- Double Crown Moldings in Entry and Dining Room
- Granite Kitchen and Bath Countertops
- Travertine Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets with Built in Microwave and Single Oven
- Oversized Custom Kitchen Island
- Trash Pull-out
- Lazy Susan
- Head-knocker in all Baths
- Programmable Thermostat
- 250 Gallon buried Propane Tank with (4) Gas Drops: Fireplace, Cook-top, BBQ and Tank-less Hot Water Heater
- Level I Hardwood Flooring in Entry, Living Room, Dining Room, Bedroom 4 and All Hallways
- Level I Ceramic Tile in Kitchen, Nook, Baths, and Utility Room
- Beautiful Marble Jetted Tub
- Level 2 Carpeting in Master Bedroom, Game Room, Bedroom 2 and 3 and closets
- ½ inch Pad with Carpeting
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Electrical Fixtures, Door Hardware, and Plumbing Fixtures
- Whirlpool Appliances – Stainless Steel
- Large Walk-in Master Closet with Sweater Box
- 2” Faux Wood Blinds

Upgraded Exterior Features

- 80% Brick Exterior w/ Stone Accent on Front
- 2 Car Garage – Side Entry
- Extended Concrete Driveway
- Extended Walkway from House to Driveway
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Carrier Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulated Insulation Package
- 366 LF of Pipe Fence with one 16’ Rolling Gate
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- Oversized Covered Porch and Covered Patio
- Built in Out Door Bar-B-Que
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- 6’ Stained Knotty Alder Wood Door
- Landscape Package Included, 8 Station Sprinkler System, 8000 sq. ft. of Sod
- 40x40x12 Shop with 40x22 (insulation, gutters, (1) 7’ Man Door, 12’x12’ Garage Door, 30 AMP Service) Covered Side Awning and 22x62 Carport with 892# of Concrete tying in driveway to carport

This Custom Built Home is on 1.5 Acre in a Quiet, Serene Country Community located in the Exemplary Caddo Mill’s School System

\$425,500.00

*Builder reserves the right to make changes in plans and specifications without notice
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