**160 Horned Frog Ct., 7 Creeks Ranch, Burnet, TX**

**Standard Features**

3,158 Living Sq. Ft., on **11.5 Hill Country Acres**

3 Bedrooms, 3 1/2 Baths, Office/guest room, Bar/MUD room, 3 Car Garage.

100% Hill Country Stone, Board & Batton Hardee Siding

30-year composition shingle roof

Custom built European style frameless cabinetry throughout. Solid wood – Knotty Alder.

Custom Mahogany Front Door.

Kitchen Aid Architect Series Appliances: 36” gas cook top, built-in microwave, double 30” convection oven, ice maker, 42” built-in refrigerator.

Outdoor living – Generous covered patio area with gas grill.

Foamed attic and exterior wall insulation.

Granite & Marble countertops and vanities.

Frameless clear glass shower enclosures.

Luxurious Master Bath with garden tub plus his and her vanities.

Floor to ceiling porcelain tile bath and shower enclosures.

Tile flooring in all baths and laundry.

Tile flooring throughout the remainder of the home – no carpet.

Navien On Demand Tankless Hot Water System – Gas/Propane w/Circulation Pump

On Q Home Network Technology System

Pre-wired for computer networking, security and WIFI.

Pre-wired for Surround Sound in Living room and Back Patio.

Custom Lighting throughout.

Propane tank for gas service to: Central Heat, Cook-top, Dryer, Water Heater and Fireplace.

Landscaped with flower beds and Bermuda sod.

Programmable irrigation system for all beds and sod.

Aluminum seamless gutters for all plant bedding areas.

Well & Septic

**Built by  - HANCOCK HOMES LLC**