

## Features & Included Items

### 6312 Preferred Dr.

#### Rooms:

- 4 Bedrooms
- 3 Bathrooms
- 2 Dining Areas
- Office/Study
- Butler's pantry & wine cellar with domed ceiling
- Large bonus room/flex space with closet

#### Features:

- Single story
- 3 park-like acres
- Lake front
- Abundance of trees & nice wooded area down to the lake
- Excellent space in the backyard for a custom pool
- Circular drive
- Lake pump (approved by TRWD) to irrigate the yard from the lake
- Private water well – no water bill
- Sprinkler system
- Water storage – 1000 gallons
- Tankless water heater
- Covered patio with remote shades to fully enclose the patio, for extra outdoor living
- Platinum IAQ whole house air treatment system (carbon/ozone)
- Sonos speakers in living, primary bedroom, patio and garage
- Open concept kitchen with breakfast bar, granite counters, SS appliances, walk in pantry & built-in refrigerator
- Tray ceilings in the bedrooms and Coffered ceilings in formal dining and the office
- Custom crown molding, trim & built-ins throughout
- 2 stone fireplaces with gas logs
- Smart doorbell & thermostats
- 8 security cameras
- Private boat ramp, pavilion & beach area for Orchards residents
- Quiet gated neighborhood
- Zoned for the new Eagle Mountain High School...expected to open in 2024

#### Includes:

- 8 security cameras, mounted tv on patio, guest room mounted tv and 4 bar stools