



**EBBY HALLIDAY**

## 820 Ivy Glen Ct **Prosper, TX 75078**

**4 BEDROOMS | 4.1 BATHS | OFFICE | 2 DINING | LIVING ROOM | GAME ROOM | MEDIA ROOM**

### **SQUARE FOOTAGE**

4,514 sq. ft. - Home | .24 Acre Lot

707 sq. ft. - 3 Car Tandem Garage

519 total sq. ft. of Covered Porches (front & back)

### **RECENT ADDITIONS & IMPROVEMENTS**

- ☐ Electric Window Shades
- ☐ Security System w/Cameras
- ☐ Professional Landscaping with Tiff-19 Turf Grass, Trees, Stone,& River Rock
- ☐ Decorative Flower Pots with Watering System
- ☐ Front Yard Flag Pole with Light
- ☐ Motion Sensor & Solar Lights Around Exterior
- ☐ 2 WiFi Extenders for Improved Connectivity
- ☐ Custom Modern Bookshelf in Game Room
- ☐ Mud Room Bench & Cabinets at 2nd Garage Entrance

### **HOME FEATURES**

- ☐ Tall Ceilings with abundant natural light
- ☐ Crown Moldings and Archways Throughout
- ☐ Two Staircases - Including Grand Spiral Staircase with Dark Stained Wood Steps
- ☐ Wrought Iron Spindles on Stairway and Landings
- ☐ Smooth Site-Finished Oak Hardwood Flooring
- ☐ Floor Plug in Living Room
- ☐ Outlets in Eaves for Holiday Lights
- ☐ Rain Gutters
- ☐ Whole House Water softener system
- ☐ Modern 48 inch Direct Vent Fireplace with Remote Control
- ☐ Floor to Ceiling Marble Tile Surrounding Fireplace with Flat screen Wiring
- ☐ Large Utility Room with Window, Sink, Cabinets, Mud Bench & Room for Freezer

- ☐ Incredible Storage Including: Large WIC in Bedrooms, (2) 6x8 storage rooms, Coat Closet, Linen Closets, Utility Closet, Media Closet Walk-in Attic Storage
- ☐ Eat-in Kitchen with Walk-in Pantry, Butlers Pantry, Island with Sink and Touchless faucet
- ☐ Stainless KitchenAid Double Ovens, Microwave & Dishwasher
- ☐ 6-Burner Gas Cooktop
- ☐ Built-in Desk in Kitchen
- ☐ 3 Globe Pendant Lights Over Island + Under Cabinet Lighting + Can Lights in Kitchen
- ☐ Painted Knotty Alder Kitchen Cabinets to the Ceiling with soft close drawers, including pull-out Trash Drawer in Island
- ☐ 3 cm Granite Countertops in Kitchen & Powder Bath
- ☐ 8' Solid Core Two Panel Doors Downstairs
- ☐ Double 8' Metal Front Doors with Obscure Rain Glass
- ☐ Two Shower Heads in Owner's Walk-in Shower
- ☐ Freestanding Soaking Tub in Owner's Bath

### **ENERGY EFFICIENT FEATURES**

#### **ENERGY STAR CERTIFIED(R)**

\*Average Electric Bill is \$180/month with  
A/C set to 72-73 degrees (per owner)

- ☐ Tankless Water Heaters
- ☐ Natural Gas Heating & Cooking
- ☐ (3) 16-SEER Air Conditioning Units
- ☐ Programmable Sprinkler System
- ☐ Radiant Barrier Decking
- ☐ High- Performance, Double Pane, Low-E Vinyl Windows
- ☐ PEX Plumbing System and EPA's WaterSense(R) rated conserving Kohler Fixtures
- ☐ Insulated Exterior Doors
- ☐ Weather Resistant Fortifiber House Wrap
- ☐ Cobra Ridge Vent System, Continuous Soffit Vents with Baffles
- ☐ Low-VOC products including paint, carpet and woodwork
- ☐ Fully Sealed Ducts and Foam Sealant and Calking/Taping
- ☐ Blower Door and Duct Blaster Tested to Ensure Tightness
- ☐ R-38 Attic Insulation, R-22 in Slopes, R-13 in Exterior Walls

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