

1104 LOIS STREET

THIS 4,220 SQFT TUTOR STYLE HOME BUILT IN 1999 BY INTEGRITY CUSTOM HOMES SITS ON A 3.97AC LOT IN THE HEART OF KERRVILLE. PRICE: \$979,000

NOTE THE FOLLOWING HIGHLIGHTS:

- 4 BEDROOM (MASTER ON FIRST FLOOR & 3 BEDROOMS ON SECOND FLOOR)
- 2 FULL BATHS (1 ON FIRST FLOOR & 1 ON SECOND FLOOR)
- 2 HALF BATHS (FIRST FLOOR AND 3 CAR GARAGE)
- FORMAL DINING AND STUDY/OFFICE ON FIRST FLOOR
- ADDITIONAL UNFINISHED STORAGE ROOM ON SECOND FLOOR WITH PLUMBING AVAILABLE ON SECOND FLOOR
- BONUS ROOM ON 3RD FLOOR
- 3 CAR GARAGE WITH HALF BATH AND ADDITIONAL STORAGE/ROOM ABOVE (850SQFT)
- CUSTOM WALNUT CABINETS IN KITCHEN
- PECAN FLOORS
- EXTRAORDINAIRE FIREPLACE
- MARVIN WINDOWS

NEW ITEMS INCLUDE:

- YELLOW RIVER GRANITE IN KITCHEN AND LAUNDRY ROOM
- PENNIE MOSAIC BACKSPLASH
- COOKTOP, DISHWASHER, DOUBLE OVEN, DISPOSAL, REFRIGERATOR IS 2 YEARS OLD
- CUSTOM BLINDS
- BOTH AC/HEATING UNITS (RUDD)
- BOTH HOT WATER UNITS
- 3 TOILETS
- ENTIRE MASTER BATHROOM (MARBLE FLOORS, SHOWER, CLOSETS, SINKS, TUB)
- MASTER CARPET
- LIGHT FIXTURES (LIVING ROOM, MASTER BATH, MASTER BEDROOM)
- SECOND FLOOR BATHROOM SINKS (GRANITE COUNTER / SINKS)
- NEW FINISH OUT IN GARAGE (INSULATION, SHEET ROCK, PAINT, TEXTURE. SECOND FLOOR DECKING AND STUDS)
- 3 NEW GARAGE DOORS WITH REMOTES
- DE-CHLORINATOR IN GARAGE
- EXTERIOR GUTTERS
- ADDITIONAL CONCRETE DRIVE AREA (12' X 32')

PRIVATELY OFFERED BY RAY LAND CO. OF TEXAS
DERECK SYFERT REALTOR
CELL: 830-377-5023

