

\$399,900

- Custom Features -



4258 Sq. Ft.

2021 Coyote Run

Prosper | Texas

Two story floorplan with 4 Bedrooms, 3 1/2 Baths and a 3 car garage. This home features a first floor Master Suite, Guest Bedroom & Bath, Study and Spacious Kitchen open to Family Room. Formal Dining Room with Butlers Pantry, second floor Media Room and Gameroom complete with Built-in Snack Kitchen as well as a Covered Outdoor Living Area.

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Kitchen

- Shaker Style Alder Cabinetry
- Cabinetry includes trash/recycle bins
- Frigidaire Professional Series Stainless Steel Appliances
- 3cm Granite Countertops with Stainless Steel Undermount Sink
- Oversized Island with Space for Seating

Family Room

- Natural Stone Fireplace Surround with Cedar Mantle
- Oak Flooring

Master Bathroom

- Spa Tub with Separate Shower and dual heads
- Upgrade Shower Surround with Detailing & Design
- Oversized Closet with built-ins

Additional Features

- Hardwood Floors in Kitchen, Nook, Pantry and pocket hall to Master Bedroom
- Travertine in Entry, Dining Room, Butlers Pantry, Mudroom and 1/2 Bath
- Media Room includes columns with wall lighting and built-in cabinetry for audio storage
- Upgrade Shower Surrounds and Accent Tiles in Secondary Baths
- Cased Windows in Formal Dining
- Stain Grade built-ins in Gameroom
- Built-ins in all Secondary Closets
- Stain Study Package includes French Doors, two Layer Crown Molding, Cased Windows, Ceiling Fan and 4 Can Lights
- Outdoor living area complete with built-in Stainless Steel Grill, Natural Stone Fireplace, Ceiling Fan and TV outlet over fireplace

Standard Subdivision Features

- Certified Comfort Home Engineered for Energy Efficiency
- Certified Green Built North Texas Home
- Front Yard Landscaping, Full Yard Sod and Fencing
- Full Sprinkler System
- Low E Vinyl Windows
- Radiant Barrier Roof Decking
- Zip Wall Exterior Sheathing for Superior Strength and Energy Efficiency
- 16 Seer Variable speed HVAC System with Digital Thermostats
- Hand forged Iron & Glass Front Door
- Skip Trowel Wall Texture with 8' Solid Core Doors on First Floor
- Direct Vent Fireplace with Gas Logs and Glass Door



Preliminary floor plan. All dimensions are approximate. The seller reserves the right to change and/or alter materials, specifications, features, dimensions, landscaping and prices without notice or prior obligation. Oral representations cannot be relied upon as correctly stating the representations of the seller. Refer to the contract and other homeowner documents for correct representations.