



1800 Trail Ridge Ln. | Flower Mound, TX 75028

UPGRADES & FEATURES

- Meticulously maintained single-story
- Crown molding
- Wood flooring
- Decorative lighting
- Floor-to-ceiling stacked stone fireplace
- Smart home/Wi-Fi features:
 - Rain Bird irrigation system
 - Garage door opener
 - Nest thermostat
 - Front door lock
- Modern kitchen:
 - White cabinets
 - Granite countertops
 - Stainless steel appliances
 - Decorative backsplash
 - Under cabinet lighting
 - Pantry
- Beautifully remodeled kitchen:
 - Freestanding tub
 - Semi-frameless shower
 - Updated vanities
 - Linen closet
 - Walk-in closet
- Split bedroom layout
- Home office with French doors
- Ample storage space throughout
- Lush backyard oasis
- Covered patio with a ceiling fan
- Over \$100K in updates:
 - Windows
 - Bathrooms
 - Plantation shutters
 - Hardware
 - Ceiling fans
 - Kitchen appliances
 - Sprinkler controller and sprinklers
 - Garage door and opener
 - A/C condenser
 - Furnace
 - Roof, gutters, and downspouts
 - Remodeled saltwater PebbleTec pool and spa with a waterfall
 - Pool salt system, heater, and vacuum
 - Privacy fence
 - Fresh exterior paint
- Garage door opener battery back-up
- Highly sought-after Flower Mound schools