



1036 Cabinside Drive | Roanoke, TX 76262

## UPGRADES & FEATURES

- Immaculate Highland Home loaded with high-end upgrades
- Extensive wood flooring
- Recently installed carpet
- 8 ft. solid core doors downstairs
- Soaring ceilings
- Decorative lighting
- Flat screen wiring
- Large windows flooding the home with natural light
- Extended kitchen:
  - Quartz countertops
  - Stainless steel appliances
  - Smart double oven
  - 5-burner gas cooktop
  - Pot filler
  - Farm sink
  - Under cabinet lighting
  - Island with a breakfast bar
  - Beverage cooler
  - Huge walk-in pantry
- Luxurious primary suite:
  - Dual-sink quartz vanity plus a separate makeup area
  - Oversized shower
  - Freestanding tub
  - Massive walk-in closet with direct access to the laundry room
- Secondary bedroom and full bathroom downstairs
- Oversized bedrooms all offer a walk-in closet
- Home office:
  - Wall of built-ins
  - French doors
- Impressive family room:
  - Stone fireplace
  - Built-ins
- Spacious game room with a snack bar area
- Private media room pre-wired for surround sound and a projector
- Built-in study center with 2 desks
- Saltwater pool built by Gohlke Pools
- Covered patio with 2-story ceilings and a fireplace
- Large pergola-covered patio with a beverage cooler and ambient string lighting
- Tandem 3-car garage with epoxy flooring and overhead storage
- Recently replaced roof
- Low tax rate
- Great location across the street from a picturesque pond
- Fairway Ranch amenities
- Zoned for highly sought-after Byron Nelson High School
- Easy access to major highways and DFW Airport