



1574 Chaparrel Run, Tyler, 75703
Cooks Ranch Subdivision
FOR SALE | \$485,000 | 3,420 sq ft
4 Bedroom | 3 1/2 Bath
Call David @ 903.520.1556
or Jordan @ 903.780.2486 |
www.johnsonhumphreyhomes.com

TOP FEATURES INCLUDE:

SPRAYFOAM INSULATION-This spray foam insulation is the latest insulation on the market. Spray foam creates an igloo effect for your home. Your attic air stays close to the same temperature as your conditioned space. Typically 6-8 degrees. (This saves you money). We are talking about a true thermal seal and estimated savings of up to 30% to 50% on energy costs .

SHINGLES 25 YEAR-Architectural shingles have the ability to show a linear depth perspective that lightweight 20yr shingles don't.

MASONRY WORK-Stunning façade composed of Oklahoma chopped stone and Acme brick with beige mortar (20% of your exterior façade) color choices.

WINDOWS-ENERGY STAR Certified Vinyl windows, superior to aluminum in energy efficiency and aesthetics. They are energy efficient with double pane and Low-E glass.

HEATING AND A/C-Two energy efficient separate Air conditioning units. Bills will be substantially lower due to foam insulation. Heating efficiency is 90%.

FIREPLACES-Real wood or gas log capabilities with a beautiful stone hearth.

SIDING-Alcoa has limited lifetime warranty. Never painting again will save you thousands in the future.

APPLIANCES-Stainless steel appliances with ENERGY STAR ratings.

TANK-LESS WATER HEATING- Water heating Rinnai 2532Ffu (natural gas) saves from 21% up to 50% according to GAMA. These rating of up to 50% compared to gas and electric tank water heaters. Tank-less heaters are also low in volatile organic compounds which improve indoor air quality.

CENTRAL VACUUM-Allergist recommended -they eliminate the circulation of germ ridden dust. With 2-3 times the power of conventional uprights. Central vacs come with a handy garage port for easy car vacuuming.

KITCHEN COUNTERTOPS-Premium granite, which offers high durability and aesthetic qualities. Tumbled marble back splashes are aesthetically pleasing.

CABINETS-Extensive Custom built cabinets offer a snazzy pizzazz when compared to the pre-fabricated type cabinets of many new homes. Stained cabinets are made of hard Maple or Knotty Alder.

TRIM WORK-Stacked moldings and wide bases highlight the carpentry work. High closet rods for off season storage are found in master closet.

PLUMBING-Plumbing is Wirsbo Aquapex water distribution system. PEX (polyethylene plastic material, stronger than P.E.) is run in the attic as opposed to copper in the slab.

PLUMBING FIXTURES-The master bath has a whirlpool tub with oversized showers. The master features oil rubbed bronze fixtures.

LANDSCAPING/Outdoor Features-Extensive outdoor living includes oversized porch and patio areas with fire pit, outdoor fridge, grill and sink. TV hookup is also available. Water sprinkler system, St. Augustine sod, front brick or stone flower beds with plants and also back yard landscaping for those relaxing evenings on your cobblestone looking patio or porch.

SUDDENLINK-cable affiliate. **CENTERPOINT**-gas company. **T.X.U.**-Electric provider. **WHITEHOUSE ISD** Schools.

SEWER -Liberty Sewer and **WATER** -Southern Utilities