

# Notable Features & Upgrades

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11700 EAGLES GLEN DRIVE

## 2025 IMPROVEMENTS

### **Updated ceiling lighting and designer fixtures throughout (~\$10K), including:**

- Wingbo fan/light fixtures installed in multiple rooms including primary bedroom, media room, guest room, secondary bedroom, and game room
- Living room fixture — Qurum International
- Visual Comfort Piatto pendants over kitchen islands
- Dining room chandelier — Rejuvenation
- Kitchen nook chandelier — Pottery Barn
- Entry chandelier — Shades of Light

### **Custom shades and drapery from Budget Blinds (~\$17K):**

- Custom window treatments installed throughout including kitchen nook, living room, dining room, front windows, guest and secondary bedrooms
- Motorized blackout shades in media room and primary bedroom

### **Main floor bathroom remodel (~\$6.5K):**

- Wallpaper
- New cabinetry, mirror, lighting, fixtures, and paint

### **Primary bathroom remodel (~\$12K):**

- New cabinetry, mirror, lighting, and fixtures

### **Additional improvements (~\$26K):**

- Full house carpet — Anderson Tuftex done by Lakeway Floors
- Banister replacement with modern design
- Full interior repaint
- Office and media room cabinetry updates with color drench paint treatment
- Kitchen updates including new hardware and selective cabinetry improvements
- Garage gym remodel including paint, paneling, and flooring



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## INTERIOR

- Royal Oak hardwood flooring
- Lighting package with dimmable switches in most rooms
- Custom shutters & window treatments
- Private office with stately built-ins

## KITCHEN

- Dramatic kitchen design creating open and modern aesthetic
- Huge matte-finished quartz island with drop sink and modern faucet accent
- Refreshed cabinetry, hardware, backsplash, and complimentary quartz counters
- Designer pendant lighting, recessed & undercabinet lighting
- Bosch & Monogram appliances including separate double ovens, & gas cooktop w/griddle
- 128 bottle built-in wine chiller

## PRIMARY SUITE & BATH

- Custom window treatments
- Separate vanity areas with marble counters
- Huge primary shower w/dual shower heads in luxe finishes
- Freestanding soaking tub
- Primary closet with custom closet system

## MEDIA & GAME ROOM FEATURES

- Media room w/built-in cabinetry and granite
- Wired for surround sound system
- Dimmable recessed lighting
- Game room w/wet bar, beverage fridge & microwave
- Balcony w/enclosed TV box & views of golf course

## OUTDOOR LIVING

- Resort inspired pool w/spa, water features, and fire bowl accents
- Outdoor kitchen with Hudson Ash soapstone counters, sink, built-in BBQ grill, and pergola
- Covered outdoor living space w/a gas fire place, statement chandelier, recessed & hidden accent lighting, gas heaters & oscillating fans, a bar w/sink, built-in stainless cooler & beverage fridge, and custom-built media cabinet w/TV mount
- Backyard lounge area w/fire glass pit, pergola, and lounging swings
- Private pool bath w/shower
- Approx. \$10K in custom landscape lighting system in front and back

## OTHER NOTABLE FEATURES

- Huge attic/storage space in main house and above the secondary garage
- 4.5 car garage with 2 electric vehicle chargers, shelving, and side mount lifts
- Flush-raised garage doors allowing both sides to accommodate car lifts, if desired.
- Wired for security and Control4 smart home automation system
- Located on the 10th hole of UT Golf Course

