

## 220 Turkey Tree Cibolo, TX

### Features & Upgrades

#### INTERIOR HIGHLIGHT BULLETS:



#### Interior Features & Upgrades

- 2,124 sq ft single-story layout with high ceilings and crown molding
- Island kitchen with new appliances, window seat, and breakfast nook
- Two living areas and two dining areas with recessed lighting + dimmers
- Spa-like \$45K remodeled primary bath with walk-in shower + soaking tub
- Custom dual-sink cement vanity with no-steam mirrors and designer tile
- Split-bedroom layout with luxury vinyl plank flooring throughout (except living room)
- Guest bath with tiled walk-in shower
- New HVAC with upgraded ductwork and attic insulation (less than 2 years)
- New energy-efficient windows, new water/sewer lines, and utility room with sink
- 8-ft solid core interior doors with updated hardware

#### EXTERIOR HIGHLIGHT BULLETS:



#### Outdoor Features & Lot Highlights

- Oversized 0.25-acre lot with mature trees and full fencing
- Covered back patio with extended concrete slab for dining/lounging
- Rock and paver seating area perfect for entertaining

- Side-entry 2-car garage with recent opener and attic access ladder
- Four sides masonry brick exterior with exterior floodlights
- Plumbed for water softener
- Solid concrete rail and rainwater harvesting feature
- Recent fencing and professional drainage improvements
- Roof is approximately 7 years old with 25–30 year lifespan shingles