

# 4716 Byron Circle Property Features

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**New construction, custom home by The Counter Companies. Transitional home with stunning views overlooking the 3<sup>rd</sup> Fairway, TPC Las Colinas Golf Course.**

Living Room	22 x 24	Drywall coffered ceiling. 9 Ft. windows with amazing views, electric roller shades. Built in shelves with lighting, Custom marble fireplace
Master Bedroom	15 X 16	9 Ft. windows with amazing views, electric roller shades. Tray style ceiling. Black out curtains
Master Bathroom & Closet		Spectacular bathroom with vaulted ceiling, His & Hers vanity with separate makeup vanity, 32 X 32 porcelain tile, free-standing bathtub, oversized shower, shower finished with metal edging, custom closet system.
Kitchen	19 X 20	Full in-lay dovetail cabinets. Large island with quartz counter tops. Walk in pantry. LG Signature built in appliances and custom stainless steel vent hood. Distressed wood beams. Soft close drawers, Marble backsplash. Lighted glass front upper cabinets.
Utility Room	8 X 6	Built in cabinets & sink. Includes full size LG Washer and Dryer
Library/ Study	14 X 12	Custom marble fireplace. Can be converted to a guest bedroom or study.
Game Room	22 X 25	8 Ft. windows with sliding glass door. Wet bar with mini fridge & sink.
Media Room	25 X 15	High end carpet flooring. Pre-wired for tv or projector screen with surround sound.
Guest Suite	15 X 13	Custom closet system. Walk-in shower.
2 Bedrooms	12 X 16	Custom closet system. One with walk-in shower, one with tub.
Dining	20 X 14	9 ft. windows with incredible views to fountain. electric roller shades
Style of House	Transitional	
Type of Fence	Iron	
Roof	Concrete tiles	
Interior Features	Fire sprinkler system. Central vac system. Security system. Pre-wired for home automation. 10 Ft. iron glass front door. Location for wine cellar if desired.	
Flooring	White oak engineered wood floors. Porcelain tile in bathrooms, utility and patios.	
Kitchen Equipment	Built in refrigerator/ freezer, professional Signature series (LG) 48" range with custom vent hood, dishwasher, microwave drawer.	



THE COUNTER COMPANIES, INC.  
Custom Home Building/ Land Development

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