

## **Additional Features -- 3644 Fossilwood Way, Round Rock, TX 78681**

This two-story home was built by Standard Pacific Homes in 2004. It is the "Sheffield" model. It has four bedrooms and two and half baths.

- Drought-tolerant landscaping in front. Saves time and money on watering.
- Backyard has stonework and drought-tolerant plants that reduce your water usage. Great for the hot and dry Texas summers.
- Downstairs flooring has been upgraded to durable laminate with the look of hand-scraped wood.
- The downstairs is pre-wired for sound, including two speaker locations (entryway and kitchen).
- Upgraded lighting in the kitchen. Pendants and recessed lights.
- Media room upstairs is wired for surround sound. The home-theater system (except for the TV) conveys with the property.
- The stainless steel grill in the backyard is connected to a gas line on the house. No need for tanks. The grill conveys with the property.
- The pool was built by Azul Pools in 2006.
- Swimming pool is a saltwater pool. It's easy on the hair, skin and eyes. You won't smell like chlorine after swimming in it.
- The pool is relatively low-maintenance. We add salt to the pool about twice a year, and we balance the PH level about once a month.
- Swimming pool has a swim jet at one end, for exercising and recreation.
- Swimming pool has an automatic cleaner / vacuum that runs on a timer.
- The pool is a recreational design -- deeper in the middle and shallow at both ends. There are two receptacles for volleyball poles.

Questions may be sent to the listing agent:

**## Agent's contact info went here ##**