

# ATKINSON CUSTOM HOMES



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## 29939 Cibolo Run

### Specifications:

- **Location: Fair Oaks Ranch**
- **Subdivision: Cibolo Trails**
- **Size: .24 Acres**
- **4 Bedroom, 3 Bath, 2 Car Garage**
- **Living Square Feet: 2795**
- **Total Square Feet: 3909**

### Interior Features:

- **Energy Star Certified & Rated**
- **Open Floor Plan with 10'-14' Ceilings**
- **Hand Trowel Texture in Main Areas**
- **Eggshell Wall Paint**
- **Travertine & Porcelain Tile**
- **Custom Hickory Cabinets Stained On Site**
- **Granite Countertops in Kitchen & Master Bath**
- **Custom Rock Fireplace with Coolstone Mantle**
- **Exposed Doug Fir Beams in Living Room, Kitchen, and Study**
- **Bosch Premium Appliance Package**
- **Delta Plumbing Fixtures in Oil Rubbed Bronze**
- **Oil Rubbed Bronze Door Hinges**
- **Premium Oil Rubbed Bronze Light Fixture Package**
- **Instant Hot Water Circulating Pump**
- **Jacuzzi Whirlpool Tub in Master Bath**
- **Oversized Utility Room with Sink**
- **LP Gas Cooktop, Water Heater, Furnace, Dryer & Fireplace**
- **Security System with 2 Keypads**
- **Indoor/Outdoor Surround Sound with 12 Speakers**
- **Unlimited Number of Interior Colors if Purchased Before Interior Paint**

### Exterior Features:

- **Limestone Rock with Rock Wainscot & Old World Stucco**
- **Flagstone Patio & Porch totals 451 Square Feet**
- **Pebble Finish Driveway**
- **40 Year GAF Elk Prestique Composite Shingle**
- **Double Knotty Alder Front Doors Stained by Hand**
- **Stained Porch & Patio Ceilings**
- **BBQ Stub Out on Rear Patio**
- **Lavish Landscaping Package in Front & Back Yard**

### Energy Features:

- **Energy Star Certified & Rated**
- **L.E.E.D. Certified & Rated**
- **Certified Green Builder**
- **LP Gas Cooktop, Water Heater, Furnace, Dryer, Fireplace & BBQ**
- **14 SEER Trane Heating & Cooling**
- **Tech Shield Radiant Barrier Roof Decking**
- **Insulated Garage, Porch & Patio**
- **LoE<sup>2</sup> Double Paned Windows**
- **Drought Tolerant Landscaping & Sod**
- **Circulating Pump for Instant Hot Water**
- **Sprinkler System equipped with Rain Sensor to prevent water waste**

FREE FULL FAMILY  
MEMBERSHIP TO  
FAIR OAKS RANCH COUNTRY CLUB

