



## Features & Upgrades

1200 Falling Hills Dr, Georgetown

- New interior paint in June 2025
- New carpet in June 2025
- Roof replaced in July 2021 & water heater replaced in December 2020
- Custom plantation shutters throughout
- Hardwood floors in dining/study/primary bedroom
- Crown molding & recessed lighting
- Water softener (whole house) & Reverse Osmosis water filter (kitchen)
- Dedicated study with French doors
- MIL plan with primary suite separate from secondary bedrooms/bath
- Drop zone/mud area near laundry room and garage
- Oversized 2-car garage with separate door to backyard
- Covered back patio with gas stub-out for future grill
- 4 sides stone/brick and full gutters
- Corner lot with mature trees near pocket park/playground & mailboxes