

7040 Angelina Drive – Features List

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General

- Walk to Lake Claire or Campion Trails
- NEW Plush carpet throughout
- Real Hardwood hand scraped floors
- Rare 3 car garage
- Private outdoor Hot tub
- Security system monitored by Las Colinas Association

Entry

- Solid wood front door with rich natural finish and modern hardware
- Security system and keypad conveniently located near entry
- Soaring arched window flooding the space with natural light
- High ceilings and crisp white trim for a bright, airy feel
- Handsome dark-stained hardwood flooring for an elegant first impression

Guest Bedroom / Second Office

- French Doors – Elegant double glass doors provide privacy
- Tray Ceiling – Adds architectural interest and a feeling of height
- Ceiling Fan with Light – For comfort and energy efficiency
- Large Window – Brings in natural light, complete with blinds & curtain panels
- Neutral Paint & Carpet – Move-in ready with a soft, versatile palette
- Crown Molding & Baseboards – Adds a polished, finished look
- Hardwood Entry Transition – Stylish connection to the adjacent hallway/foyer

Downstairs Full Bathroom

- Tile Surround Tub/Shower Combo – Easy-to-maintain tile with built-in corner shelves
- Modern Handheld Showerhead – Oil-rubbed bronze finish for a stylish touch
- Vanity with Quartz Countertop – Sleek, durable surface with undermount sink
- Framed Mirror – Adds warmth and character to the space
- Oil-Rubbed Bronze Fixtures – Cohesive, upgraded look throughout
- Transom Window – Provides natural light while maintaining privacy
- Neutral Palette – Light, timeless finishes perfect for any style

Dining Room

- Elegant Chandelier – Statement light fixture
- Tray Ceiling with Recessed Lighting – Adds depth and architectural interest
- Rich Hardwood Floors – Beautifully stained and full of character
- Large Windows with Blinds – Brings in abundant natural light while providing privacy
- Soft Neutral Wall Color – Creates a bright and versatile backdrop
- Crown Molding & Baseboards – Adds a refined, finished look to the space
- Open Layout with Arched Entryways – Seamless flow to adjoining rooms for easy entertaining

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Primary Bedroom

- Spacious Retreat – Generous layout easily accommodates a king bed plus a sitting area
- Tray Ceiling with Ceiling Fan – Adds height, architectural interest, and comfort
- French Doors to Juliet Balcony – Brings in abundant natural light and fresh air
- Multiple Large Windows – Create a bright, airy atmosphere with neighborhood views
- Neutral Paint & Plush Carpet – Fresh and move-in ready with a soft, calming palette
- Direct Ensuite Access – Flows seamlessly into the luxurious primary bathroom
- Mounted TV Ready – Convenient wall placement with wiring in place

Primary Closet

- Expansive Walk-In Closet – Generous space to organize and store a full wardrobe
- Double Hanging Rods – Maximize storage for shirts, pants, and jackets
- Built-In Shelving – Perfect for shoes, bags, and folded items
- Open Adjustable Shelving Unit – Provides flexible organization options
- Neutral Carpeted Flooring – Adds comfort underfoot and keeps the space quiet
- High Ceilings with Upper Rods – Ideal for storing seasonal clothing or long garments

Primary Bathroom

- Dual Vanities – Two separate granite-topped vanities with framed mirrors and storage
- Deep, Jetted Soaking Tub – Accented with decorative tile surround
- Glass-Enclosed Shower – Spacious walk-in shower with mosaic tile accent
- Private Water Closet – Provides privacy and functionality
- Neutral Tile Flooring – Complements the bathroom's light and airy feel
- Oil-Rubbed Bronze Fixtures – Adds a warm, sophisticated contrast throughout the space
- Direct Closet Access – Conveniently connects to the expansive walk-in closet

Breakfast Nook

- Two-Story Windows – Flood the space with natural light and offer views of the patio
- Glass Door – Direct access to outdoor grilling area for easy indoor-outdoor dining
- Modern Pendant Light – Geometric chandelier adds a stylish, contemporary touch
- Rich Hardwood Floors – Consistent with the main living areas for a cohesive look
- Open Layout – Flows into the kitchen and living room, perfect for casual dining
- Soaring Ceilings – Bright, airy ambiance ideal for morning coffee or entertaining

Additional office or flex space

- Double Windows + Glass Door – Allows for natural light and provides outdoor access
- Ceiling Fan with Light – Enhances comfort and air circulation
- Tray Ceiling with Recessed Lighting – Architectural interest and a bright, finished look
- Rich Hardwood Floors – Consistent with main living areas for a cohesive flow
- Neutral Wall Color – Move-in ready and easy to personalize
- Versatile Layout – Ideal for a second office, study, hobby room, or reading nook

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Kitchen

- Expansive Center Island – Perfect for meal prep, casual dining, and entertaining
- Quartz Countertops – Sleek, durable, and low-maintenance surface throughout
- Custom Cabinetry – Rich, dark wood cabinets provide abundant storage space
- Stainless Steel Appliances – Includes double ovens, gas cooktop, dishwasher, and French-door refrigerator
- Pendant Lighting – Stylish glass fixtures add a touch of modern elegance
- Chevron Tile Backsplash – Subtle, sophisticated design detail
- Walk-In Pantry – Convenient storage for dry goods and small appliances
- Open Concept Layout – Overlooks the breakfast nook and living room for seamless flow
- Under-Cabinet Lighting – Provides both task lighting and ambiance

Living Room

- Wall of Windows – Stunning natural light and views of the private courtyard
- French Doors – Provide direct access to the outdoor living and grilling area
- Elegant Chandelier – Adds a sophisticated focal point to the space
- Stone Fireplace – Grand centerpiece with a classic mantle and hearth
- Open Concept Layout - Connects to kitchen and breakfast nook for entertaining
- Crown Molding & Arched Openings – Adds architectural detail and refinement
- Rich Hardwood Floors – Warm, continuous flooring ties the space together
- Soaring Ceilings & Recessed Lighting – Creates an airy, bright atmosphere

Bedroom #3

- Ceiling Fan with Light – Ensures year-round comfort and energy efficiency
- New Plush Carpet – Soft, move-in ready design ideal for any décor
- Unique Round Accent Window – Adds charm and character while letting in natural light
- Large Closet with Double Doors – Provides ample storage space
- Additional Window with Blinds & Drapes – Offers natural light and privacy

Bedroom #4

- Crystal Chandelier – Adds an elegant, upscale touch to the space
- New Plush Carpet – Soft, move-in ready foundation for any design style
- Window with Drapes & Blinds – Allows natural light while maintaining privacy
- Double Door Closet – Offers convenient and ample storage

Upstairs Bathroom

- Double Vanity with Extended Countertop – Ideal for shared use and extra storage space
- Framed Mirror – Wide, decorative frame adds warmth and style
- Tile Surround Tub/Shower Combo – Neutral-toned tile with an easy-to-maintain finish
- Handheld Showerhead in Oil-Rubbed Bronze – Adds a functional, modern upgrade
- Tile Flooring – Durable and easy to clean
- Neutral Color Palette – Bright and versatile, ready for personalization

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Game Room

- Spacious Open Layout – Ideal for a game room, media space, or second living area
- Neutral Wall Color & Plush Carpet – Soft, comfortable foundation for any setup
- Ceiling Fan with Light – Keeps the space cool and inviting
- Recessed Lighting – Bright and evenly distributed light throughout
- Arched Entryways – Adds architectural charm and flow to adjoining bedrooms and bath

Media Room

- Dedicated Media Room – Perfect for movie nights, sports viewing, or gaming
- Pre-Wired for Projection and Sound – Includes mounted screen and integrated speakers
- Wall Sconces and Recessed Lighting – Creates a true theater ambiance with dimmable lighting
- Column Detailing – Adds a custom, upscale feel to the space
- NEW Plush Carpet – Enhances sound absorption and comfort
- Enclosed Layout – Minimizes light and sound interference for an immersive experience

Laundry Room

- Built-In Cabinetry – Generous upper cabinets provide ample storage for detergents, linens, and cleaning supplies
- Utility Sink – Convenient sink with counter space for pre-treating and hand-washing delicate items
- Tile Flooring – Durable and easy-to-clean tile flooring, perfect for high-traffic utility space
- Washer & Dryer Connections – Ready for full-size appliances with proper hookups
- Neutral Color Palette – Light wall tones and cabinetry create a bright, fresh feel

Outdoor & Exterior Features

- Outdoor Kitchen with Grill – Built-in stainless steel gas grill with prep counter, set in a stone-clad outdoor kitchen area, ideal for barbecues and entertaining
- Private Courtyard – Charming enclosed side yard with lush greenery for privacy and low-maintenance turf for year-round greenery
- Covered Balcony – Upper-level balcony with decorative wrought-iron railing, providing a cozy spot to enjoy morning coffee or evening sunsets
- Hot Tub Spa – Elevated hot tub with easy access from the backyard patio, perfect for relaxing evenings
- Brick Exterior & Tile Roof – Timeless curb appeal with a full-brick exterior, stone accents, and durable tile roof for a Mediterranean-inspired look
- Rear Garage with Alley Access – Three-car garage conveniently accessed from the alley for privacy and a cleaner front façade
- Well-Maintained Landscaping – Mature trees and neatly manicured beds add shade, charm, and excellent street presence