Features and Upgrades

Lot #147

Every item on this property conveys to the new owner.

Exterior:

- Level .21 acre property, which is one of the largest lots at Firefly
- Views of the Hill Country
- Sewer & water plumbed in
- Hurricane tied
- Covered screened-in front porch/deck with lighting + ceiling fan
- Covered pergola dining area with wood benches, fire pit and propane grill
- Spacious parking pad

Interior:

- Luxury vinyl plank, waterproof wood-look flooring
- Open floorplan gives a feeling of spaciousness for 407 sq. ft.
- One full and one half bath – a rare tiny home find
- Numerous windows bring sunshine & light inside
- Three mini splits for cooling and heating
- Pre-fab fireplace for ambience or warmth
- Full-size refrigerator & stove and efficiency-sized dishwasher & microwave
- Large bathroom
- Pantry area is plumbed for a washer/dryer

Community Amenities:

- To see all in living color, go to www.fireflyhillcountry.com/
- 2 Tier Infinity Pool with 14 ft. waterfall
- Multi-Use open air clubhouse w/5 TV's, gas grills & numerous tables, chairs, lounge area & large fireplace
- Playground
- Laundry facilities
- Luxury shower & restroom suites
- Valet trash service
- Gift shop
- Dog park
- Golf cart rentals & cart parking area
- Live entertainment stage – most weekends offer live music
- Professionally designed Mini Golf course
- Sports court (Mixed use) for Pickleball, Basketball, etc.
- Sunset infinity pool (heated and adults only Memorial Day – Labor Day)

- Hot Tub
- Enclosed clubhouse with kitchen
- Expanded seating area inside & out w/yard games
- Private Chef Experience (dineindude@gmail.com) — schedule directly
- Varying Activities:
    - Corn hole tournaments
    - Arts & crafts for kids in the clubhouse
    - Live music on the weekends
    - Food trucks, wine & beer vendors, tap trucks
    - Music festivals