



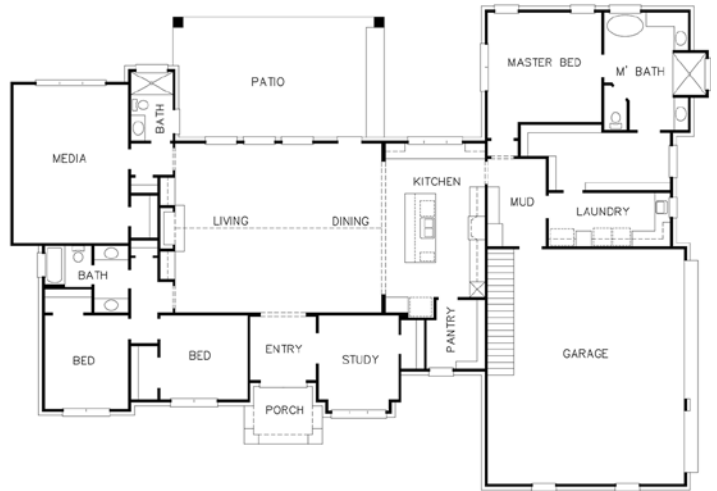
HOMEOWNER MAY REQUIRE MASK

**ABOUT THE HOME**

- Spacious Chef's kitchen with GE Café appliances. Oversized island with Carrara white quartz countertop.
- Family room with 17' vaulted ceiling. Large smooth spruce beams with 17' brick fireplace.
- Master bath with his/her vanities with crystal ice granite countertops. Large walk-in shower and free-standing tub.
- Open floor plan.
- Media room with surround sound audio system.
- Huge walk-through master closet with wardrobe lifts and built-in full length mirror.
- Large back porch with motorized exterior shades, outdoor kitchen featuring Blaze appliances and outdoor entertainment space includes a firepit.
- Energy efficient home with complete foam thermal envelope, tankless water heater, double-paned, argon-gas-filled windows, energy star certified appliances and LED lighting.
- Garage equipped with two electric car connections.
- Exterior of home features painted brick and white board and batten siding.

**SUPPORTED BY**

- A.T.E. Landscape & Design
- All Seasons Windows & Doors
- Arrow Plumbing
- Campbell Hamilton Roofing
- Celeste's Construction Services
- Centerpoint Energy
- Chief Exterminating
- Coburn's Supply
- Eastman Credit Union
- Home Plus Floors
- Jack's Air Conditioning & Heating
- JMH Electric
- Johnny Moughon Construction
- Longview Glass
- McCoy's Building Supply
- MG Custom Painting
- National Wholesale Supply
- Paint, Etc.
- Sanchez Veliz Insulation Services
- Satterwhite Log Homes
- Sherwin Williams
- The Gallery of Lights
- The Stone Link
- Unlimited Cabinets & Doors
- W Home Design
- Waggoner Custom Homes



BED	BATH	GARAGE	SQ. FT.	SCHOOLS
3	3	3	3,049	Hallsville ISD

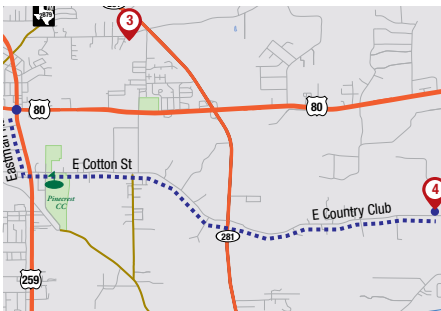
**MEET THE BUILDER**



**WAGGONER CUSTOM HOMES**  
Perry Waggoner

903-399-9080  
pwagg10@aol.com  
www.perry-waggoner.squarespace.com

**DIRECTIONS**



**From Hwy 259/Eastman Rd & Hwy 80:**  
Head South on Eastman Rd for 0.8 miles. Turn left onto East Cotton St. and go East for 1.3 miles. Continue onto East Country Club for another 3.2 miles. Turn left onto Affirmed Ave. (Just before Lansing Switch Rd.)

**CROWN ESTATES SUBDIVISION • 145 AFFIRMED AVENUE, LONGVIEW**