



## THE GRAVES GROUP

### *Home Features & Upgrades*

#### **1131 Barolo Court, New Braunfels, TX**

King ranch fence/Iron gate entry

Drive way and sidewalk coated and stained

Entertainment center

Finish out over garage sheetrock/texture/paint, air conditioning

Upgraded Carpet, Ceiling fans & Upgrade lighting throughout

6 ft tub/ standard is 5 ft

Two-tone stained concrete floors

Crown molding upgrade

Surround sound speakers

Oversized kitchen Island

Upgraded cabinets under center island with cabinets for storage on the back side

Thermal layered 600 yards of fabric and thermal lining-professional draperies w/ Pull rod

Window tinting all sun facing window

Upgraded appliances

Upgraded vent hood and tile back splash

Floor to ceiling rock fireplace

Rock fire place sealed to avoid stain

Upgraded mantel

Blinds for all bedrooms, office, formal dining room

12-person hot tub

Stained concrete patio

Landscape lighting & plants

Gas grill

Water softener

Extended the back patio, added granite countertops to the outdoor kitchen,  
electrical/gas added for grill

### *Negotiable Items*

Pool table

Movie screen & Movie theater sectional

3D movie projector

Brand new refrigerator

Patio furniture table chairs with matching lounge chairs

