

UPGRADE LIST

16023 Sandy Ring Court – Cypress TX 77429

3853 SF David Powers Semi-Custom Home with Numerous Upgrades and Structural Enhancements from Initial Design Plan

POOL

- Pool with Pebble Tec and Water Jets
- Additional Pool Decking and Flagstone Coping
- Tropical Landscaping

INTERIOR

- Whole house Plantation Shutters (including Garage)
- 1st Floor High Ceilings
- 8' Doors on 1st Floor
- Fresh Interior Paint throughout home

KITCHEN

- Custom Design and Painted Kent Moore Cabinets w/42" uppers
- 2 Islands with center Island and Extended Breakfast Bar Counter
- Oversized Undermount Single Bowl MoenStone Series Durable Black Granite Composite Sink (30"x16.5" x 10")
- Rinnai RL94iN Tankless Water Heater (1/9/15)
- Rayne Guardian1250 Water Softener
- Reverse osmosis system w/Reserve Tank in Kitchen
- InSinkerator - Insta Hot and Cold Water Dispenser
- Waste King 8000 Legend Series Extra Large/Heavy duty garbage disposal
- Updated Delta High-Rise Pull-Down kitchen faucet
- Built-In GE Profile Electric Convection Oven
- Built-In Panasonic 1250 Watt Microwave Oven
- GE 5-Burner Gas Cooktop
- Kenmore Pro Ultra-Quite Stainless Steel Dishwasher
- Cabinet Door Hardware
- Walk-In Pantry

DEN

- Zavalla Cast Stone Gas Fireplace with Glass Safety Screen and Wall Switch Igniter
- Hand Scraped Hard Wood Flooring
- Wall of Windows

MASTER BEDROOM

- Hand-Scraped Hard Wood Floor
- Bay Window Extension
- 3rd AC Unit zoned to Master Bedroom and Bath
- Ceiling Fan with Smart Z-Wave control switch
- Plantation Shutters

MASTER BATHROOM

- 5'x5' Walk-in Shower with Dual Independent Shower Heads, Body Jets, and Hand-Held Sprayer
- Oversized Jetted Tub with Seat (58" L x 37" W x 17" D)
- Tiered Vanity with Dual Sinks, Quartz Counter Tops, and Frame Mirror
- Private Commode Area Closet
- Upgraded exhaust fan with quieter and larger fan
- Elongated Toilet Seat

SECONDARY BATHROOMS

- Hollywood Bath (2nd Floor) w/ 2 Vanities/Sinks, Cultured Marble Counter, and Private Commode Room,
- Elongated Toilet Seat, and Linen Closet
- 2nd Master (2nd Floor) – Double Sinks, Cultured Marble Counter, Private Commode Room, and Elongated Toilet
- Seat, and Linen Closet w/hall and bedroom access
- ½ Bath (1st Floor) w/Quartz Counter and Elongated Toilet Seat

FLOORING

- Tile in Kitchen, Dining Room, Walkway Utility Room, Baths and Powder Room
- Hardwood floors in Living room, Study, Master bedroom and Master Closet
- Upgraded Level Carpet and Padding on Stairs, Gameroom, Media Room, and Secondary Bedrooms

TECHNOLOGY / MECHANICAL / ENERGY FEATURES

- Outdoor weatherproof holiday light package w/ outlets on roofline and indoors switch
- Home Surge protector at main power junctions
- 3 alarm keypads
- Brass power plug in living room floor
- Upgraded technology distribution center in master bedroom with conduit system with pull through to all bedrooms and study to attic for easy technology upgrades
- Smart home functionality including
 - Automated lights in Porch, Living room, Master bedroom
 - Automated fan in Master bedroom
 - Ring Doorbell w/ video/audio (Ring Pro)
 - Smart Thermostats (Nest - Upstairs/Downstairs)
 - Programmable Thermostat (Master bedroom)
 - Garage door open/close sensors
 - Prewired for outdoor security cameras
 - Radiant barrier
 - Centralized infrastructure
 - Patch panel for ease of setup and reconfiguration
 - Smart Security system with sensors on doors and windows and remote access
 - Remote access of Smart devices without additional fees (except Ring, some devices require a master controller)

- All bedrooms prewired for fan and light on dual switch
- 3 Air Conditioning and heating systems - Replaced upstairs AC unit (Condenser & Evaporator) American Standard 2.5 Ton 14 Seer (12/16/15)

GARAGE

- 3 Car Oversized Extended Garage w/Remote Control Garage Door Opener
- Fiberglass utility tub sink with MOEN #7900 chrome faucet
- Dryer Vent Lint Clean-Out Access

EXTERIOR

- Oversized & Soaring 13'x13' Covered Front Patio with Archways
- Cover Back Patios w/Fan
- 4 Sides Upgraded Boral King-Size Bricks
- Double Paned Windows
- Widened and extended driveway
- French Drains
- Front & Backyard Sprinklers with Hunter Pro-C Controller
- Gutters (front and rear) Lush Landscaping