

# Updates & Upgrades

*This information was voluntarily provided by the seller of the below notated listing address. The information should be considered approximate, and could be interpretive based on the sellers opinions.*

**Property Address:** 12026 Cottage Elm Court, Houston, TX 77089

Motion sensor alarm  
Insinkerator  
Rainsoft Entire home water filtration system  
Undersink Reverse osmosis water (no more bottled water!)  
Coil custom coil system in HVAC (in attic) as well as custom panel built for plumbing access (2018)  
Manabloc Pex (2018)  
Upgraded water heater and custom install (2018)  
Entire roof replaced and upgraded shingles (2018)  
Updated window screens (2019)  
Updated office/3rd bedroom  
Updated modern lighting added 2019 in bathrooms and living room  
Washer and dryers (2018 and 2019)  
Surround sound in gameroom/loft/media as well as rope lighting  
3-D projector, custom decor, and screen included  
Updated 5 burner gas stove with broiler (2019)  
Updated LG Fridge -- fingerprint proof (2019)  
Custom paint in dining room  
Front porch added as upgrade by Lennar (built with home)  
Jacuzzi tub  
2 year old dishwasher and microwave  
Newly painted garage interior  
Added oversized attic door to oversized garage (2 attics in home)  
Added 2nd gate to backyard (2019)  
Custom installed slab with electricity for hard wired swimspa  
16.5' Swimspa with 3 river jets, adjustable swim lane, 35 massaging jets, backlit waterfalls, 2 underwater led lights, color changing led perimeter lighting, blue tooth audio with power subwoofer, and deluxe hard locking cover  
  
Extensive landscaping in backyard

# Owner's Favorite Things

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Close to Clearbrook Park walking trails  
No back neighbors aside bird sanctuary, including home to tons of bird watching (even bald eagles, spoonbills, and hummingbirds!)  
Pond fishing  
Zoned to CCISD  
Best view of fireworks during 4th of July and NYE (180 degrees)  
No need for bottled water and showers are filtered as well so no chlorine smell and Rainsoft whole home filtration provides soothing water for showering/baths  
No hard water buildup in appliances due to filtered water  
Gas heater  
Gas stove for the chefs!  
Soaring vaulted ceilings  
contemporary open floorplan for entertaining  
HUGE laundry room with extra storage  
PEX plumbing  
Tension cable foundation  
Cul de sac privacy on one of largest lots in neighborhood  
Energy efficient by Lennar with Techshield roofing  
Quick access to DT, Pearland, Gulf Freeway and Clear Lake  
Excellent drainage-builder excavated property never to hold water. We've never had standing water in our yard during any storms and streets never hold water as well.  
Backyard oasis perfect for entertaining or staycations!  
BEAUTIFUL SUNSETS

# Utility Information

*This approximate information has been provided directly by seller based on their personal use & the company of their choice. Future bills will vary based on personal usage, rates, and service provider.*

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MONTH	YEAR	GAS	ELECTRIC	WATER
JANUARY	2019	30	195	50
FEBRUARY	2019	30	200	50
MARCH	2019	30	200	50
APRIL	2019	30	200	50
MAY	2019	30	200	50
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				