

**1910 Pepper Tree Ct
Sugar Land, Tx 77479**

UPGRADES & SPECIAL FEATURES

- interior painting

- recent downstairs a/c unit (June 2018)
- digital wireless programmable thermostat
- 4 ton upstairs a/c unitl (May 2015), approx. \$10,000
(Note 16 seer Carrier with 10 year warranty)

- tankless 50 gallon w/flow tech hot water heater, approx. \$6647

- updated master bathroom, approx. \$20,000

- Gilmore new roof, March 2017, approx. \$12,000

- storage racks in garage included

- 2 storage sheds in backyard included

- outdoor living area with huge covered rear patio, multiple ceiling fans, beadboard stained ceilings, 7 foot deep 30,000 gallon heated salt water pool, approx. \$120,000+
(note outdoor grill is not currently working)

EXCLUSIONS

- TV mounted in master bedroom
- white drapes in master bedroom sitting area

NON- REALTY ITEMS (Negotiable)

- Washer & dryer in laundry room
- kitchen refrigerator
- outdoor freezer
- outdoor mounted TV

