

## 2818 Newbury Features and Upgrades

1. Brand-New Heating and Air Conditioning Units – Register with Carrier to extend warranty
  - a. 2 HVAC units from Carrier Comfort 14 SEER / 4 Tons with Nest Thermostats
2. Brand-New Stainless-Steel Kitchen Aid Appliances
  - a. Gas Cooktop
  - b. Double Wall Oven
  - c. Dishwasher with third level rack and pocket handle
  - d. Convection Microwave
3. Brand-New Sherwin William Paint
  - a. Entire house on both the Interior and Exterior
  - b. Garage floor
4. Brand-New interior LED lights throughout the house
5. Brand-New exterior LED lantern coach lights on the front and back (timer)
6. Brand-New Granite, Sink, and Faucet in the kitchen
7. Brand-New Master bath frameless, tile, and faucets
8. Brand-New Kohler toilets
9. Brand-New door lock hardware
10. Brand-New garage opener with keypad and myQ (mobile app)
11. Brand-New wood and iron fence on the right and rear
12. Brand-New electrical outlets, switches, and unbreakable plate
13. Check This Out!
  - a. Golf court / lake view with balcony
  - b. Beautiful and Best Neighborhood in Pearland
  - c. Cul-de-sac with large size lot (80x150)
  - d. Beautiful landscape
  - e. Double wrought iron front entrance doors from Cantera
  - f. Marble floor on first
  - g. Engineer wood floor on second
  - h. Culligan Platinum Series water softener – no soap scum and good for your skin
  - i. Reverse Osmosis System with 5 stages water filter
  - j. Third car garage can be converted to second kitchen or any room of your desire
  - k. Need more storage space! – 600+ sqf garage attic with full decking
  - l. Hidden storage room
  - m. IP security camera and NVR system
  - n. Termite Sentricon Bait System - Quarterly service by HomeTeam Pest Defense
  - o. Pest Control - Quarterly service by HomeTeam Pest Defense
14. Inspection Reports:
  - a. No Termite
  - b. No Problem with Foundation