

207 Jefferson St  
Clute, Tx 77531

## **Seller's Disclosure Additions**

Built to accommodate gas or electric appliances

Decked attic over garage

Hardi and brick veneer exterior

2015 IEC compliant

Precut hurricane plywood with clips

Foundation has 54 drill piers installed prior to pouring foundation

Outdoor electrical plugs in all soffits, including dormers, with on/off switch inside for Christmas lights, etc.

Front yard fully landscaped

Irrigation system with tie in for future back yard system. Irrigation system has separate water meter.

Killum Pest Control Sentricon System in place for termite prevention. None discovered to date.

Quarterly indoor and outdoor pest control maintenance since Feb 2017.

Oversized garage with 9' overhead door openings. One wall with stained plywood for hanging tools, etc.

ADA compliant

All doors 3<sup>rd</sup> doors, except master bath

ADA toilets

Lever style handles on all doors, including entry/exit doors

Kitchen

Combination trash/recycling pull-out cabinet with 2 bins

Appliance garage with pull-out base.

38" Raised Handstone quartz countertops

Living Room

Floor plugs

Wall common to bathroom/bedrooms insulated for noise reduction

Built-in TV cabinet with false wall for hiding electrical cords

2 quad plugs underneath for multiple electronics

All shelves are adjustable

Hall bath

Designed for future walk-in shower

**Master bedroom**

2x6 party wall on exterior wall

Cable outlet on each solid wall

**Master bath**

72" garden tub with electrical in place for future whirlpool tub

36" Raised countertops at vanities

**Back Patio/Yard**

RV/Boat pad with 30-amp electrical service

200v and 110v hookups for hot tub/outdoor kitchen

Hot and cold water stubbed out

Natural gas stub out for gas grill/outdoor kitchen