

## 7711 Breton Shore Lane, Katy, TX 77494 Upgrades

Laundry Room (Sink & Cabinets)	\$15,000
Closets – all with built in shelving	\$ 3,000
Plantation Shutter & Custom Window Treatments	\$15,000
Tankless Water heater (under warranty)	\$ 2,000
Beadboard Paneling on Kitchen Bar	\$ 500
Water Softener	\$ 2,000
Hardwood Flooring	\$15,000
Custom Made Beveled Glass Transom in Master	\$ 800
Closet Storage Remodel	\$ 2,000
Gutters	\$ 1,000
Landscape Lighting	\$ 1,600
Pool & Spa (heated)	\$ 55,000
New Roof 2019	26,000
A/C System 2014 (has a 10 year warranty)	
Massive Garage – 950 Square feet per homeowner	
Painting/Artwork in Foyer art niche can stay	
Rod Iron Candle Sconces in Dining Room can stay	
Large flower Pots by front door can stay	
Washer, Dryer and Kitchen Refrigerator stay with the home	