

FEATURES AND UPGRADES

Exterior

- **Sprinkler System**
- **(2) Texas Red Bud Trees (Back Yard)**
- **(2) Red Peach Trees (Back Yard, Fruit Bearing ~40 peaches in 2019)**
- **Rain Gutters - Entire House**
- **Swale Drain (Back Yard) Drains to Retention**
- **(2) Bridges over swale**
- **Arbor with Swing**
- **Ring Camera over Garage**
- **Ring Doorbell**
- **Expanded flower beds with professional landscaping**
- **Storm doors front and back with retractable screens**
- **Upgraded sconce lighting**

Interior

- **Upgraded Front Door**
- **Delta Faucets in Kitchen and Bath**
- **Delta Bathroom Hardware**
- **Granite Countertops**
- **Mosaic Backsplash**
- **Cabinet Hardware (Kitchen and Bath)**
- **LED Lighting**
- **Upgraded Light Fixtures Throughout**
- **Porcelain Wood Like Tile Throughout (Extra tile to be left)**
- **New Baseboards with Quarter Round**
- **New Interior Paint (Sherwin Williams Emerald Series)**
- **Extra Paint for Touch ups to be left**
- **GE Slate Appliances (2017)**
- **Refrigerator negotiable**
- **Nest Thermostat**
- **Ceiling Fans in all rooms**
- **Remote for Living Room**
- **2" Faux Wood Blinds**
- **USB/120 Outlets in Kitchen and Master**

