

14927 White Forge Ln, Sugar Land, TX 77498

Exterior Front :

Upgraded features include:

- Gutters around the entire exterior of home *total valued at \$2,000*
- Full landscaping *total valued at \$500*
- Up light style lighting *total valued at \$175*
- Motion sensor lighting *total valued at \$200*
- All-Natural Solid Oak Hardwood refinished Front door *total valued at \$600*
- Freshly Pressure Washed Exterior *total valued at \$200*

Exterior Rear:

Upgraded features include:

- New separate A/C units (3 ton and 4 ton) for 1st and 2nd stories *total valued at \$10,800*
- 600 sq. ft. covered patio with gutters and finished floors, with LED lights, ready for room extension or outdoor kitchen *total valued at \$15,000*
- Full landscaping includes Persimmon, Pomelo, Peach and Crepe Myrtle trees.

Interior:

Upgraded features include:

- Paint – modern tone (PPG) paint walls and ceiling white color. *total valued at \$3,000*
- Upgraded Flooring throughout the house *total valued at \$35,000*
Entry, Hallway, Powder Bath, Utility Room, Study, Dining, Kitchen – Original Oak Hardwood Floors
Formal Dining and Living Area – 12 x 24 Tile
All Bed Rooms: brand new Volkas porcelain 24 x 24 polished Tile
Hardwood stairs with white painted risers
- Custom built-in hardwood cabinets with adjustable shelves in study *total valued at \$5,000*
- Formal Dining features a wall of ceiling height beveled mirrors *total valued at \$2,000*
- Handcrafted hardwood and Brazilian quartzite console table in Hallway *total valued at \$600*
- Custom drapes and valances in Formal Dining, Formal Living, Study and Secondary Bedroom. Third Bedroom has custom valance and hardwood blinds *total valued at \$6,000*
- Central intercom and music system with individual controls in patio, master bedroom and both secondary bedrooms *total valued at \$3,600*
- 4” Base board throughout the house *total valued at \$3,600*
- Trim – All door and window trims oil base white (SW) paint *total valued at \$2,600*
- Lighting - Brand new LED lighting in Formal living, Formal dining, Kitchen, Family Room and Master Bedroom. All LED lights are dimmable except the Kitchen *total valued at \$3,000*
- New Water Heater *total valued at \$600*
- Stainless Steel face Nest NextGen Smart Thermostat with contemporary steel base plate one for each floor *total valued at \$500*
- Brand new brushed nickel door knobs and handles throughout the house *total valued at \$700*

Family Room:

- Fanimation Studio Collection Slinger v2 72-in Brushed Nickel LED Indoor Downrod Mount Ceiling Fan with Light Kit and Remote (9-Blade) ENERGY STAR efficient in Family Room *total valued at \$500*
- Two-story window curtains and hardwood curtain rods *total valued at \$1,000*

Kitchen – *total valued at \$15,250*

- New GE 5.6 Cu. Ft. 36 inches, slide-in Self Clean Gas Range with convection oven, heavy cast iron continuous grates, big view oven window and full width storage drawer.
- New GE Front Control Tall Tub Dishwasher with Steam Prewash.
- Stainless steel under mount sink.
- Chrome Delta Kitchen faucet, matching soap dispenser and water outlet for drinking water.
- Cabinet housed Reverse Osmosis Water System.
- Large standing pantry.
- LED under cabinet and under island lighting ready for use with Alexa/Google Home.
- Exotic Fusion Quartzite counter tops from Brazil.
- Contemporary glass tile back splash in kitchen.
- Extended Island with quartzite and glass tile back splash.
- Built-in contemporary mini dry bar cabinet.
- Kitchen has yellow (dimnable) and white light capabilities

Master and Secondary Bathrooms – *total valued at \$6,450*

- Master Bath : brand new Volkas porcelain 24 x 24 matte Tile
- Newly renovated secondary bath. Removed bath tub, added shower bench, extended backsplash to ceiling, contemporary sliding door and fixtures. Volkas porcelain 24 x 24 matte Tile
- Kohler brand faucets
- Master walk in closet with new Volkas porcelain 24 x 24 matte Tile

TOTAL UPGRADES VALUE MORE THAN
110,000!!!!