

## 7411 Lake Ivie, Needville

Custom built home with many upgrades to compliment an already beautiful property. Enjoy making memories at the fully stocked lake for catch and release fishing, community playground or during a nightly golf cart or ATV ride around the neighborhood if you choose!

### Upgrade List:

Interior Lights/fixtures upgraded	Cabinet Knob updates Kitchen & Master	220 outlet added to garage	Custom island bar added to pool area
Exterior Light fixtures upgraded	Landscape upgraded August 2019	Aluminum rust free pool fence	Pool area wired for surround sound-TV
Stone Fire Place builder upgrade	Palms added 2017 & Oak trees 2018	Gutters added around entire home	Toilet flush systems updated
Stone pillar builder upgrades	Window Blind upgrades	Garage floor epoxy	Front/read security cameras
Shiplap living room wall 2019	Shiplap kitchen Island 2019	Custom shelving in all closets	Crown Molding additions
2 Barn Door additions	3 car Oversized Garage with side door	Master Closet Island addition	Under kitchen cabinet lighting
Upgraded ceiling Fans (All Rooms)	Beautiful Archways throughout	Family room dimmable lighting	

### General Information

2 air units (filters changed quarterly)	Recessed Lighting	Garbage Disposal	Carpets cleaned Dec. 2019
2017 install larger H2O Heater	Custom Mirrors in Bath Rooms	Additional sod added around house & pool areas	
August 2019 added H2O Treatment system	Automatic Garage door opener	Laundry Room has both gas & electric hook ups	
Tons of Closet Storage	Security System -motion &window sensors	September 2019 Whole House Generator installed	
Automatic Robot Pool Cleaner	Heated pool with lighting	Added PVC under pool deck & driveway (future elect. Runs)	
Extended concrete pool area	Additional driveway parking spot added	Separate H2O Line ran for pool filling	

### General Utility Information

Xfinity cable/phone/internet package \$250	Pool Maint. Guy \$ 40 week- (cleaning & all chemicals included)	Energy Org. Avg. is \$156
Centerpoint Gas bill \$35 month	Trash 2 days per week at \$45 every 3 months	Septic Solutions One payment per year \$275
	Water Peak season \$125	Not Peak time \$90

**“Welcome to your new Home”!!!**