

# HIGHLIGHTS AND UPGRADES

18480 SUNRISE OAKS CT.

MONTGOMERY TX 77316

1. New High Efficiency AC unit installed in 2017- both evaporator and condensing units - 2-stage electronically controlled with digital thermostats, controllable through the Honeywell app. Programmable with learning capabilities with a monthly report of usage compared year over year.
2. FROG/Texas Basement - Family Room Over Garage completed - 20' x 13' space slightly divided into 2 extra spaces. Finished with a dedicated AC/Heater, 2 sky lights, and a window to the outside for additional lighting.
3. Removed a massive tree in the backyard to re-arrange the fence to add more backyard. Moved the right-side fence to align with the neighbor's fence which also added considerable room in the backyard. This section of fence is designed to be removable with metal square tubing in-ground. Adds access to the right side of the backyard.
4. Built an 8' x 5' storage shed next to the house for lawn and outdoor equipment.
5. Added a large playground with slide, swings, monkey bars, sandbox, and climbing wall. (Stays if wanted.)
6. Added 2 - 8' x 4' x 1' garden planters with mesh wire on the bottom to keep out the critters. Positioned for the maximum amount of sunlight for the property.
7. Repainted all rooms and cabinets within the past 5 years except for the master bathroom and garage.
8. Replaced the over-stove microwave with a stainless-steel upgraded model.

9. Replaced shower heads and faucets in the kitchen, both upstairs bathrooms. Added an access panel to the upstairs master bathroom shower control valve which was replaced in 2017. Access through the master closet.
10. Granite Countertops with under mount sink
11. 5" plank wood floors in Living Room.
12. Gazebo in back Yard on concrete slab.
13. Backyard Access through Garage.
14. Tinted and Double Panes Windows.
15. Large Corner Lot in Cul-de-sac over 8000 sqft.
16. Gutters
17. Glass Block Master Shower and separate Tub
18. Under Cabinet Lighting
19. Dimmer Switches and LED lights in some rooms
20. Ceiling Fans
21. Window Blinds, 2 inch wood
22. Pantry