

12019 FULLERS GRANT CT, CYPRESS, TX 77433

Features, Upgrades and Improvements

Builder: Whilshire Homes – Trinidad plan (special design)

➤ *Interior*

- ✓ Custom built in Library Bookcase Wall with lighting & Interlocking ladder rail system
- ✓ AC replaced in Oct, 2016 – 10 year warranty on parts
- ✓ Tankless gas water heater
- ✓ Gas log fireplace
- ✓ Shower seat in master bath with frameless glass enclosure
- ✓ Kitchen cabinets with roll out trays, island with granite eating bar top plus extra sitting
- ✓ Double Basin Undermount Kitchen Sink with water filtration system
- ✓ Electric stove with glass-ceramic surface (Conversion to gas connection available)
- ✓ Cabinets in laundry room for storage
- ✓ Plantation shutters for most rooms
- ✓ Wall mounts for garage storage
- ✓ Doggie door from the garage towards the backyard
- ✓ Wired for alarm system (not monitored)
- ✓ HEPA high-efficiency particulate air filtration system (optimal balanced air quality)
- ✓ Infinity water softener
- ✓ Taexx – Built in Pest Control System in the walls of the home
- ✓ Impasse – In slab Termite Blocker system

➤ *Exterior*

- ✓ Backyard landscaping, including pavers sitting area and a sidewalk towards the front of the house.
- ✓ Extended covered patio with ceiling fan.
- ✓ Outdoor kitchen with grill, 2 burners & mini fridge
- ✓ Shutters by the outdoor kitchen
- ✓ Water cut off panel installed in garage (rather than on side of house)
- ✓ Gutters (front & back)
- ✓ Water fountain in the back porch included
- ✓ Manual sprinkler system in the back
- ✓ AC unit replaced in Oct 2016
- ✓ Metal caps & vents on the roof (instead of plastic)
- ✓ Impasse for termites

Exclusions:

- ❖ Washer, dryer & refrigerator
- ❖ Wall mounted animals in the study
- ❖ Framed mirror on the back porch
- ❖ Weather station system (back yard)