
4207 Willow Bank Dr., Sugar Land, TX 77479

Exterior Front

Upgraded features include:

- Unique floor plan with upstairs/downstairs outside patio (only one other in First Colony)
- Leaf Guard gutter caps on second story front gutters *valued at \$1,500.00*
- Auto on/off front entry security lights (motion sensors) *valued at \$500.00*
- Sprinkler system with iPhone programmable control system (Rachio) *valued at \$6000.00*

Exterior Rear

Upgraded features include:

- Pool and spa *valued at \$25,000.00*
- Outdoor patio stereo speakers *valued at \$500.00*
- Backyard drains on both sides of yard to front street *valued at \$3,000.00*
- Detached two car garage door opener (2) remotes) *valued at \$500.00*

Interior

Upgraded features include:

- Removable white wooden plantation shutters throughout home *valued at \$15,000.00*
- Award winning kitchen remodel (granite, custom cabinetry, induction cooktop) *valued at \$45,000.00*
- 2 flush mount speakers in dinette area *valued at \$500.00*
- Thermopane windows throughout home *valued at \$16,000.00*
- Fully remodeled master bath with walk in shower (two shower heads), two sinks, granite countertops, air Jacuzzi *valued at \$30,000.00*
- Added granite countertops and tile flooring in all bathrooms *valued at \$12,000.00*
- All original downstairs flooring has been replaced with tile *valued at \$10,000.00*
- Formal dining room has commercial grade wood flooring *valued at \$4,000.00*
- Downstairs master bedroom has Karastan wool carpet *valued at \$1,500.00*
- Master closet custom shelving/built in cabinets/laundry hamper *valued at \$10,000.00*
- Pocket doors and bookshelves in formal living areas *valued at \$2,500.00*
- Upgraded ceiling fans in main living room and all bedrooms *valued at \$1,500.00*
- Added climate controlled storage area above kitchen with shelving *valued at \$5,000.00*
- Two Z wave thermostats (Alarm.com remote security system) *valued at \$400*

TOTAL UPGRADES

\$190,000!!!!