



## LIST OF UPGRADES, UPDATES, AND/OR SELLING FEATURES IN HOME

PROPERTY ADDRESS: 4334 Kirby Oaks Dr. N Taylor Lake Village, TX. 77586

SELLER UPGRADE OR UPDATE LIST: Please list all upgrades or updates made to the house, include year and month.

2006- Kitchen remodel - updated cabinets, lighting, Silestone countertops, and appliances

2011- Family room, living room, dining room entry way remodel. - custom oak staircase, cabinets, woodwork, fireplace, wood flooring and tile.

2013- Master bedroom and bathroom remodel. - custom oak woodwork, custom cabinets and storage in bathroom and closets, new walk in shower and soaking tub, new wood flooring and tile.

---

---

---

### FEATURES IN HOME:

- Lennox dual zone high efficiency heating and cooling system.
- Simonton Stormbreaker Plus windows. Energy efficient hurricane glass package.
- Gourmet kitchen including JennAir oven, microwave, warming drawer and built in refrigerator. Thermador gas cooktop and Miele dishwasher. Silestone countertops
- Energy efficient gas direct vent gas fireplace with fan. Controlled by wall switches.
- Custom oak woodwork, cabinetry and fireplace mantel in family room, with sink and wine cooler.
- Custom oak throughout the home. Curved staircase and woodwork in entry, pocket doors in living room/office. Custom oak bookcase and woodwork in dining room.
- Custom wood plantation shutters throughout the home.

-Custom oak woodwork in master bedroom. Master bedroom comes with its own built in surround sound system. Custom storage and cabinets in master bedroom and bathroom

-Custom shade patio with fire pit.

-\_AVERAGE MONTHLY UTILITIES:

Electric: High\$ \_\_\_\_\_\$400\_\_\_\_\_ Low\$ \_\_\_\_\_\$100\_\_\_\_\_

Gas: High\$ \_\_\_\_\_\$150\_\_\_\_\_ Low\$ \_\_\_\_\_\$25\_\_\_\_\_

Water: High\$ \_\_\_\_\_\$125\_\_\_\_\_ Low\$ \_\_\_\_\_\$25\_\_\_\_\_

*\*\*Note: Utility information is provided by SELLER and are not guaranteed, they are just averages: Prices will vary based on various factors such as provider, usage, rates, etc.*