

**28055 Drifters Bend
Spring, TX 77386**

Hi and welcome to our home!

We appreciate you taking the time to come look at our home. We have really loved living here – the neighbors, amenities and proximity to the Spring/Woodlands area have been some of our favorite parts about Harmony!

We have 2 small children that live in the home, and we are trying to do our part to stop the spread of COVID-19. If you don't mind, please use some hand sanitizer prior to walking through the home. We clean and sterilize all door handles, light switches and other common touch places after every showing. We have also try to leave as many doors open and lights on as well. Please feel free to leave lights, fans, etc. on after your showing.

Additionally, we wanted to highlight a few things we invested in that you may not find in some of the local builder inventory or other homes:

Kitchen, Living Room, and Master Suite:	Indoor Living:	Outdoor Living:
High graded appliance package: double ovens, 36 in cooktop, industrial vent hood, and built in microwave	Wine bar in entry way	Extended patio with "pool decking"
High graded cabinet layout: pull out trash, increased drawers, under sink pull out/sponge drawer, glass show cabinet	Added additional in-ceiling lighting in living, dining, office, entry, and game room	Plumbed for future outdoor kitchen (water and gas)
Honed granite counter tops in kitchen and wine bar	Wood floors throughout main living areas and upstairs hall	9 foot sliding glass back door (opens 6+ ft!)
Floor to ceiling stone fireplace	Wiring for mounted TVs in living and master	Full gutters around entire home and patio
In ceiling speakers in kitchen and breakfast area	Media room pre wired for surround sound	7 zone sprinkler system
Beautiful master shower: -frameless shower door -all tile -bench and storage nook	Ceiling fans in all bedrooms, outdoor patio, and game room	In-ceiling speakers and mounted TV wiring on back patio
Tray ceiling in master bedroom	Additional electrical plugs and CAT 5 ports throughout home	Outdoor lighting: Soffit lighting on front of home and added lantern lighting
	Wood tread stairs w/ painted risers	3 car tandem garage with side door to yard
	Upgraded thick carpet pad in all rooms with carpet (stain and odor resistant)	

We also wanted to makes sure you knew that we had an inspection completed in February 2020. We have provided a copy of the report (our realtor can provide electronically if needed). All of the concerns were inspected and addressed as needed by the builder.

Finally, if you need any furniture to get started in this home, we're happy to discuss leaving any of the following as part of the offer negotiation:

Master bedroom: King bedframe, night stands, and dresser (in master closet)

Living room: coffee table and end tables

Kitchen: barstools

Dining room: dining table and chairs

Guest bed: Queen bedframe, mattress, box spring, night stand

Outdoor: back patio furniture set

Thank you again for visiting our home. Feel free to take this letter if you'd like for reference and let our realtor know if you have any questions!

Hope you enjoy your showing!