

1807 Pebble Hill Ct, Sugar Land, TX 77478			
No flooding			
Cul de sac lot	1/3 acre, oversized lot with sprinkler system, front & back		
2" faux wood blinds throughout, except master where 2.5" beveled blinds for more light blockage			
engineered hardwood floors downstairs except in wet areas			
all double pane windows			
all siding is cement board, house and garage			
3.5 car garage	insulated and dry-walled	with 4 carriage lights	
Hunter ceiling fans through out			
fence replaced approx 10 yrs.			
Gutters on all sides, leaf guard in front under large oak trees			
<u>location</u>	<u>item</u>	<u>replacement date</u>	
Living room	gas fireplace with stacked stone surround and travertine-look tile hearth	5 yrs?	
10' ceiling	engineered wood floors, handscraped, multiple widths and lengths	5 yrs?	
	double crown molding		
kitchen	undercabinet lighting		refrigerator
	Gas stove, stainless steel	replaced 10+ yrs ago	not include
9' ceiling	oven	replaced May 2020	
	garbage disposal		
	dishwasher	3.5 yrs	
	6' walk in pantry		
	granite countertop with SS sink		
	custom, site-built cabinets		
laundry room	washer & dryer with pedestal storage	negotiable	
9' ceiling	granite countertop with stainless steel sink & cabinets		
	refrigerator space (no water hook up)		
Dining room	custom window treatments		
	engineered wood floors, handscraped, multiple widths and lengths	5 yrs?	
11' ceiling	double crown molding		
	chair rail & beauty boxes (shadow boxes)		

foyer	travertine-look tile	5 yrs?		
	newly carpeted stairs	6 months		
2 story, vaulted ceiling	double crown molding			
powder room	travertine-look tile			
	pedestal sink			
9' ceiling	new toilet			
office	custom bookshelves			
	engineered wood floors,			
9' ceiling	handscraped, multiple widths and lengths			
	wood paneled walls			
	wood crown molding			
master bedroom	first floor master			
	coffered ceiling & chair rail			
11' ceiling	engineered wood floors,			
	handscraped, multiple widths and lengths			
	double crown molding			
	wired for cable tv			
master bath	tiled floor, marble accent tile around arched window, marble backsplash, granite countertop and deep window ledge, double shower with granite benches, new cabinets.	2013		
9' ceiling	framed mirrors			
	separate toilet room, new toilet			
	wired for cable tv			
master closet	12' wide			
9' ceiling	2 built in 4 drawer dressers with cabinets above			
	jewelry cabinet			
game room	wet bar with granite top & wine rack			
10' ceiling	Double crown molding			
	storage closet			
	wired for cable tv			
	new carpet May 2020			

front bedroom	two closets			
9' ceiling	large enough for queen bed			
	new carpet May 2020			
	wired for cable tv			
back bedroom	large enough for queen bed			
8' ceiling	wired for cable tv			
	new carpet May 2020			
jack & jill bath	granite countertop	new		
8' ceiling	linen closet			
	2 new squared sinks			
	new toilet			
hall bath	granite countertop w. new sink			
8' ceiling	shower and toilet separate from sink area			
	new toilet			
guest bedroom	large enough for king bed			
8' ceiling	double width closet			
	walk out attic access			
	new carpet May 2020			
water heaters (2)	3/2010	3/2013		
AC (2)	10/2019 (downstairs)	3/2010 (upstairs) new coil 4/2017		
furnace	3/2010			
heating ductwork	3/2010			
	extra batt insulation			
Pool	large, heated pool			
	overflow drain plumbed to street			
	travertine & marble coping			
	pebble tec plaster	2017 approx		
	hot tub with railing			
	cool deck pool surround			
	LED lighting			
	half bath- tiled with pedestal sink for pool			
Patio	mortared flagstone			
	stacked stone seating bench with lighting			
	lockable metal gate set in brick & stone wall			

	outdoor speakers			
	built in drains: in pool deck, in patio, in yard, from downspouts all tied in to drain to street.			
Garage	3.5 car garage			
	built in work benches			
	pull down attic access			
	decked & lighted attic			
	insulated and sheet rocked			
	lined with shelves			
	garage door openers			