

30426 Garden Glenn Ct

Fulbrook on Fulshear Creek

COMPASS



***Property has a two-year warranty from Perry Homes. Home was purchased on 3/22/2019.
– Per Seller**

Builder Upgrades (non-standard finishes installed by builder at time of construction)

Garage Options

- 16' wide overhead garage door in place of two 8' wide doors - \$1,100.00

Plan Options

- 8' interior and back doors - \$3,100.00
- Convert powder room to lower cabinet (from pedestal) and level 2 Quartz - \$1,700.00
- Double mahogany front doors – \$1,850.00
- Extended patio - \$5,720.00
- Upgraded elevation - \$6,000.00

Cabinet Options

- 28" refrigerator cabinet in place of 15" cabinet - \$590.00

Countertop Options

- Master bath level Quartz in place of granite - \$1,097.00
- Extended stone high bar to 16" depth - \$310.00
- Kitchen level 2 Quartz countertops - \$1,773.00

Decorative Lighting

- Dining room chandelier - \$520.00
- Entry chandelier - \$630.00
- Under-cabinet LED lighting in kitchen and butler's pantry - \$680.00
- 4-bulb bath strip (master bathroom) \$400.00
- 3-bulb bath strip (powder room) - \$60.00

Electrical Options

- Block and wire for ceiling fan (2) - \$140.00
- Floor plug electrical outlet (living room) - \$335.00

Flooring Options

- Wood in place of carpet (family room, dining room, library) - \$8,449.00
- Wood in place of tile (entry, extended entry, rear entry, kitchen, butler's pantry) - \$1,978.80

Hardware Options

- Kitchen and powder room hardware (not standard) - \$1,500.00

Interior Trim Options

- Framed mirror trim (master bath) - \$550.00
- Framed mirror trim (powder room) - \$225.00

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Plumbing Options

- Powder room, front bathroom and master bathroom stainless steel faucets in place of chrome - \$1,085.00
- Stainless kitchen undermount sink - \$500.00
- Additional gas line on back patio - \$325.00

Wall Tile Detail Options

- Kitchen backsplash upgrade - \$1,943.00
- Master shower floor tile upgrade - \$172.00
- Undermount stainless steel farm sink - \$500.00
- Chandelier in dining room - \$520.00
- Chandelier in entry - \$630.00
- Undercabinet lighting in kitchen and butler's pantry - \$680.00
- Wood flooring in place of tile in family room, dining room, library, entry, extended entry, rear entry, kitchen, butler's pantry - \$10,427.00
- Kitchen and powder room hardware - \$1,500.00
- Gas line on back patio for grill - \$325.00
- Nest doorbell

Builder Upgrades (requested by us at time of contract and completed by builder/added to contract price)

- Carpet in master bedroom, master bedroom closets and flex room replaced with wood flooring - \$7,099.00
- GE Monogram appliances in kitchen (double ovens, gas cooktop and dishwasher). Cooktop also upgraded from four burner (standard for Perry) to five burner Monogram - \$5,800.00
- Gutters added to back and sides of house (only front is standard) - \$1,800.00
- Wired for pendant lighting at bar - \$730.00
- Air switch on countertop for garbage disposal - \$200.00
- Master bath cabinet hardware - \$350.00

After-market enhancements

- Shiplap wall in living room and master bedroom
- Custom built master closets
- Architectural enhancement of cathedral ceiling in entryway off kitchen
- Glass cabinet doors added in kitchen and butler's pantry - \$10,000.00
- Culligan whole house water softener
- Culligan reverse osmosis drinking system in the kitchen - \$6,500.00
- Custom-made plantation shutters and motorized blinds throughout house - \$14,000.00
- Custom fans in living room and master bedroom - \$1,600.00
- French Drains \$2,000
- Outdoor Kitchen & Extended Patio – includes a 30" Bull gas grill (plumbed gas line) & small Frigidaire refrigerator with an electrical outlet - \$13,000

Network

- XWS-1810 Wireless Controller Kit including two WAPs (wireless access points), and Cat6 wire run from device to homerun location - \$1,625.00

Security

- Cat6 wire run from device to homerun location
- Vista Automation Interface (required to connect automation such as Clare Controls or Control4 to operate Vista Control Panel)
- Honeywell Total Connect GSM Activation
- Honeywell Wireless 8 zone Receiver
- Honeywell Wireless Pet Motion Detector
- Ten Honeywell Wireless Glass break Detectors
- FireFighter from Encore Controls
- 194 degree Rate to Rise Heat Detector
- Honeywell Wireless Carbon Detector
- Retro 9 Cameras Drops, up to 100' Cat5e
- 2MP 2.8 - 12mm 98ft HD Analog Weather Resistance Color Cameras - \$6,703.00

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Control4

- Cat6 wire run from device to homerun location
- Control4 T3 Series In-Wall Touch Screen Panel
- Two Control4 Wireless Thermostats by Aprilaire - \$1,735.00

(Please note Control4 requires an annual subscription of \$99 to use remotely. This is in place until March, 2020)

Exclusions

- Custom rod and custom curtains in dining room
- Rods and curtains in two guest bedrooms
- All TVs
- Refrigerator
- Green refrigerator in media room

Negotiable

- Cabinets in garage

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Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.