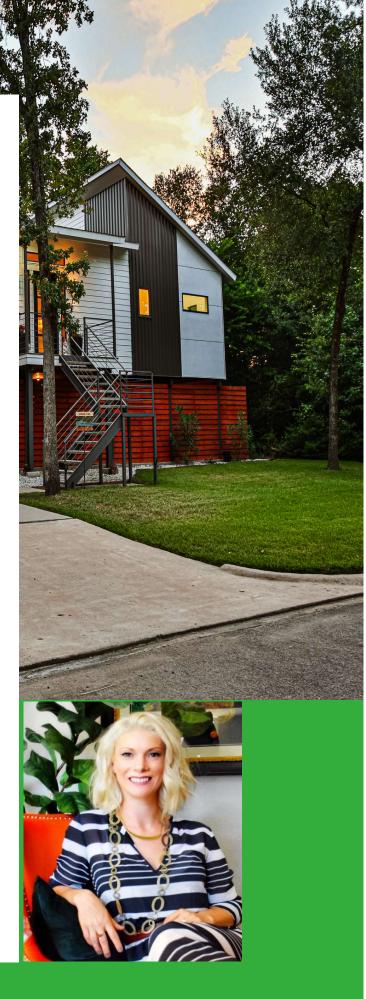
# 12411 TEXAS ARMY TRAIL

PRESENTED BY: AMBER LUDWINEK amber@ludwinek.us KW Signature



# HOME FEATURES AND UPGRADES

## Kitchen:

- Bertazzoni Stainless Steel 5 burner 36 Range and Hood
- Samsung Chef Collection Dishwasher
- Samsung Chef Collection Microwave
- Kitchen Aid Fridge
- Vigo Faucet
- Quartz Counter top and 4ftx13 ft Island
- Boiling water Pot Filler
- Designer Hardware

## Flooring:

- Wide Plank White Oak throughout
- TREX Decking
- Custom Iron Stairs

Internal Features:

- Moen Rain Shower heads and Faucets
- Wired for Surround Sound
- Tankless Water Heater
- Italian Door Knobs

## SELLER UPGRADES -

- Fencing and Gate \$15,000
- Backyard Patio \$3,000
- Attic Flooring \$1,000
- Extended Driveway \$2,000
- Landscaping and Grass \$5,000
- Outdoor Kitchen \$4,000
- 2 Permanent Sheds \$1,800
- Kitchen and Master Bath Cabinet Fronts \$5,000
- Descaling Water Equipment \$400
- Emtek Touch Pad Front Door Lock \$700
- Lighting in Kitchen and Master Bath \$800

TOTAL UPGRADES - \$38,700