



## UPGRADE LIST

Address: 2873 Diamond Bay Dr. Dickinson, TX 77539

Renovated 3 Bedroom, 2 Bathroom, 2 Car Garage Home located on a beautifully landscaped lawn with relaxing Hot Tub		Built in 2003 1851 Sq Ft
<b><u>Improvements Through Home</u></b>	<b>YEAR</b>	<b>NOTES</b>
Wood-like Tile Floor	2018	
Double Paned Windows	2003	Installed New with Home
Electrical Switches and Outlets Replaced	2018	
Hurricane Shutters & Clips Available	2006	Stored Above Garage Door
Gutters Around Home	2003	
All Lighting Updated – LED Lighting & Ceiling Fans Throughout	2003	Serviced in 2018
Fresh Interior Painting & Baseboard	2018	
Raised Panel Doors with New Hinges & Door Hardware	2018	
Wood Burning Fireplace with Gas Connection	2003	
<b><u>Kitchen Updates</u></b>		
New Custom Cabinets Installed with Soft Closed Drawers & Doors, New Hardware Added	2018	
Upgraded Level on Granite with New Sink & Faucet	2018	3 cm Granite
Slate Backsplash	2018	
Refrigerator Stays	2009	
Dishwasher Replaced	2019	
Electric Range – (Gas Connections Available)	2003	
Nice Glass Pendant Lighting Above Breakfast Bar	2018	
Large Tiles – Diagonal Layout	2018	
<b><u>Bathroom Updates</u></b>		
Secondary Bathroom – New Vanity, Refinished Tub with Tile Surround, Comfort Height Toilet, Plumbing Fixtures and Soft Close Hardware	2018	
Master Bathroom – Completely New Shower with Frameless Glass, Vanity with Soft Close Cabinets & Drawers, Granite Counters with Double Sinks, Lighting, Comfort Height Toilet, Plumbing and Hardware Added Whirlpool Tub with Updated Tile Front	2018	
<b><u>Extra Included Items</u></b>		
Hot Tub Included – All mechanical parts replaced	2019	
Covered Patio with TV Connection & Brackets	2008	
Hot Water Heater Replaced	2017	
Garage Walls Covered with ½” Plywood and Painted with Commercial Shelving	2019	
Roll Out Cabinet in Garage features ¾ Plywood with pullout shelves	2008	

2 Rubbermaid Storage Units Remain with Home	2009	
Firepit and Water Fountain Included	2008/2019	
Security System with Windows and Doors monitored Cameras & Monitor Remain - 3 Front of Home - 3 Back of Home	2003/2016	
Utility Room – New Cabinets Added – Washer & Electric Dryer Connection	2018	
<b><u>Additional Information on Home</u></b>		
The Home is in Flood Zone AE. Flood insurance for 2020 \$512/year. The policy is paid through July 2021 and is transferable @ \$512/yr.		All State Insurance
Home Flooded in Harvey – 3” of water in Property. Homeowners were present during the time and immediately started remediating home. Contractor arrived within a few days and started the removal of sheetrock and insulation. The owners took advantage of the remodel work and paid additional money to have the home upgraded in each room. This is the only time they know of it flooding. They have had the home tested a few times to make sure no moisture was present prior to construction.		
Survey Available		
Tax Rate 3.30 before Homestead Exemption		
Roof Inspected – No damage	2017	Report Available
Overhead Garage Storage	2008	Storm Shutters Storage
Garage Attic Decked	2007	