

# SELLER'S FAVORITE FEATURES

234 KENDRICK PINES BOULEVARD, SPRING, TEXAS 77389

1.	OPEN FLOOR PLAN
2.	PLANTATION SHUTTERS THROUGHOUT
3.	PATIO ACCESS FROM FAMILY ROOM
4.	PRIMARY BEDROOM DOWNSTAIRS / 2 BEDROOMS UPSTAIRS
5.	GRANITE COUNTERS W/ SUBWAY TILE BACK SPLASH
6.	WOOD FLOORING THROUGHOUT DOWNSTAIRS
7.	STUDY WITH FRENCH DOORS FOR PRIVACY
8.	MULTI-PURPOSE SPACE UPSTAIRS
9.	2-CAR GARAGE
10.	WALK-IN ATTIC

# SELLER'S UPGRADES

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<b>UPGRADE</b>	<b>YEAR</b>	<b>COST</b>
WOOD FLOOR - WILLIAMSBURG	2015	\$1250
INTERIOR HARDWARE DOOR SELECTIONS	2015	\$225
CABINET DOOR STYLE HARBOR VIEW	2015	\$1820
COUNTERTOPS GIALLO ORNAMENTAL	2015	\$1238
KITCHEN BACKSPLASH 3X6 GLOSSY BISCUIT SUBWAY	2015	\$743
KITCHEN & BATH PLUMBING FIXTURES – OIL RUBBED BRONZE	2015	\$1391
LIGHTING FIXTURES – OIL RUBBED BRONZE	2015	\$560
SHOWER NICHE / FLOOR TILES	2015	\$1690
SECONDARY BATH TILED WALL W/ STEEL TUB	2015	\$1540
SHUTTERS	2015	\$5994
LANDSCAPING PAVESTONE PATIO SURFACE	2015	\$2250
HOSE BIB & GAS STUB TO PATIO	2015	\$950

**TOTAL UPGRADES: OVER \$19,000**

ALL NUMBERS ARE PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# TOMBALL ISD INFORMATION

234 KENDRICK PINES BOULEVARD, SPRING, TEXAS 77389

## Timber Creek Elementary:

8455 Creekside Green Drive  
The Woodlands, TX

## Creekside Park Junior High School:

8711 Creekside Green Drive  
The Woodlands, TX

## Tomball High School:

30330 Quinn Road  
Tomball, TX