

## Why I love this house.

- Neighbors! are awesome. Friendly, welcoming, respectful, trustworthy, fun. Friends for life!
- The patio! Sunrise views every day. Pool completely in shade by 6pm. COULD NOT be better!
- It is so easy to live here. Enough space and quick sprint to each and every room. All rooms have a purpose and are utilized in day to day life.
- The empty lot next to us will stay empty. Owner (other side of lot) wants the space to remain open.
- Charging station for all electronics tucked beneath the great room cabinets - problem solved!
- Great views of lake Conroe on oversized lot; Built with love!
- Upgrades! Over \$200K worth of good stuff.
  - o Beautiful pool and hot tub. Heat it up in the winter, enjoy all year!
  - o Custom garage flooring and cabinetry; no excuses to stay organized!
  - o Sound system; wired for the whole house; always bringing good vibes!
  - o Generator that powers the entire house and garage
  - o Water softener
  - o Sprinkler System; Wrought iron fencing
  - o Foam insulation; including entire attic; excellent energy savings; low summer electric bills!
  - o Smith & Barney Custom Shades
  - o Security system wired and monitored
  - o Custom Cabinets throughout
  - o Thoughtful landscaper (Earthworks) providing service since breaking ground to now
  - o Extra quiet dishwasher and ceiling fans throughout the house
  - o Christmas lighting outdoor package on eaves
  - o Hidden wiring for living room TV & sound system; in closet w/extra air conditioning vent
  - o So many extra electric outlets; those things you wish the builders would think about
  - o Custom ceilings to add some character; Just refinished front doors
- **Furniture and Appliances; available to buyer at additional price.**
  - o Refrigerator in kitchen \$800
  - o Refrigerator in garage \$200
  - o Great room television \$800 (all televisions and Denon receiver/system optional @ \$10,000)
  - o Roll top Desk \$0; Free
  - o Outdoor furniture Table \$200; Tall Chair \$200; Couch \$800; Fire pit \$500; Lounge Chairs \$400; Bench \$400; Storage Box \$200
  - o Washer & Dryer (3 months old)
    - This smart washer's TurboWash3D technology gives clothes a complete clean, while SmartThinQ lets you control the laundry pair right from your smartphone. Electric Dryer = Pair listed \$2,200 original price; **will sell for my discounted price @ \$1,800 Firm**
  - o Exercise equipment \$800 Each; Modestly used; Excellent shape
  - o 2 2017 Sea Doo GTI 155 Jet Skis; with trailer and supply box
    - \$26K original price \$19,000 Firm; will not split the pair
- Not available to buyer:
  - o Master bedroom furniture
  - o Guest bedroom furniture
  - o Black kitchen table
  - o Dining room furniture
  - o Leather sectional set in living room; including 9 x 12 rug
  - o Entry cabinet
  - o Bar stools
  - o High chair
  - o Study sleeper sofa; upgraded mattress; room designed for over flow guests; could be 4<sup>th</sup> bedroom