UPGRADE LIST

Address: 2301 SHADOW CANYON COURT – SHADOW CREEK RANCH

SPECIFICATIONS	**YEAR**	**NOTES**
4 BEDROOM / 2 BATH / 2 CAR GARAGE	2011	LECKHAMPTON HOMES
8500 SQ FT SQ FT LOT ON CUL DE SAC WITH SPORT COURT		
SPORTS COURT IN POOL SIZED BACKYARD		
2,347 SQ FT HOME		
UPGRADES & FEATURES		
INTERIOR PAINT WALLS, DOORS, TRIM	2019-2020	
CROWN MOLDING & WOOD TRIM THROUGHOUT		
KITCHEN FEATURES GRANITE COUNTERTOPS & UNDER CABINET LIGHTING, STAINLESS STEEL APPLICANCES, FILTERED WATER, MAPLE CABINETS, ISLAND		
UPGRADED LIGHTING		
FLEX SPACE ADDED TO FLOOR PLAN (CURRENTLY USED FOR WORKOUT ROOM & OFFI**CE)**		
FAMILY ROOM WITH GAS LOG FIREPLACE		
PRIMARY ROOM FEATURES FRENCH DOORS TO THE BACKYARD		
PRIMARY BATH -DOUBLE SINKS, SEPARATE SHOWER, WHIRLPOOL TUB, GLASS BLOCK WINDOW, LARGE MASTER CLOSET		
UTILITY ROOM WITH PLENTY OF STORAGE SHELVES		
BRICK ON ALL SIDES		
DOUBLE PANED WINDOWS		
LANDSCAPED LAWN WITH EXTENDED BACK PATIO		
NOTES FOR PROPERTY		
NO FLOODING IN HARVEY		
TAX RATE $3.7 BEFORE HOMESTEAD EXEMPTION		
SURVEY AVAILABLE		