

## **Major Upgrades to 31338 Gulf Cypress Lane, Hockley 77447. Built 2018**

### **Rear Patio:**

1. Extended Garden Integrated Roofed patio 320sf+- (builder original)
2. Gas point for a gas fireplace.
3. 220V connection for a hot tub.
4. Cable & Ethernet hard wired connection points
5. Many extra electrical sockets
6. Patio has commercial grade enclosures to the rear that could be unzipped and rolled up.
7. Left side has screened in windows & wall with extra interior roll up vinyl screens.
8. Drawer and base cabinets with central open storage space.
9. Utility sink plumbed into main house waste and supply line feeds.
10. 2 Ceiling fans; one with a remote.
11. Storm door to the outside with pet flap.



### **Exterior:**

1. Additional concrete outside patio (builder original-see plat)
2. Fibre-glass 8x8 workshop/shed with electrical power – ideal for charging electrical mower)
3. All 4 house walls are brick (standard is 3 sides brick and the rear being cement plank)
4. Gutters to all elevations.
5. Battery powered sprinkler system front and rear.
6. Rear mulched pot plant area (over fiber optic cable)
7. BBQ paved area and gravel walkway to pot plant area.
8. Front elevation (Plan B upgrade) with covered front porch and porch light.
9. Widened driveway for extra car parking (Builder original).

### **Interior:**

1. All rooms are fully tiled.
2. Pre-wired for security system.
3. 4 security cameras included ready for your own security service to utilize.
4. Ceiling fan with remote in master bedroom.
5. Enclosed Study with double doors (upgraded from an open den room).
6. Hardwired ethernet connections in study and 2 side bedrooms and family room.
7. Oversized mud set tiled shower in master bathroom.
8. Kitchen granite countertops with upgraded faucet.
9. Modern bathroom styled vanities.
10. Crown moldings.
11. High ceilings.

### **Storage:**

1. About 150sf of decked light storage in attic over garage with extra LED flat light.

### **Other:**

1. Builder structural warranty 10years from December 2018 (See Builder manual)
2. House never flooded.
3. Master Planned Community with excellent walks & trails, lakes, huge family pool & club house.
4. Waller ISD school proposed in Community (not started yet-refer HOA for further details).
5. Kids separate mega play area with water slides, adventure structures, picnic area & toilets.
6. Cul de sac location.
7. Modern Central HVAC system has single 4" filter in attic space. 3 spare filters provided.