

**WELCOME TO 2819 RIVER BIRCH, SUGAR LAND, TX 77479**

**THIS BEAUTIFUL HOME WAS COMPLETELY REMODELED IN 2020**

**NO FLOOD DAMAGE FROM HARVEY OR ANY PREVIOUS STORMS/HURRICANES**

- **ALL OF YOUR MAJOR TICKET ITEMS HAVE BEEN TAKEN CARE OF ... THIS TRULY IS LIKE BUYING A BRAND NEW HOME AND PEACE OF MIND**
- **ENTIRE ROOF REPLACED: OCT.2020 (INCL. TRANSFERABLE LIFETIME WARRANTY)**
- **FOUNDATION REPAIR: OCT.2020 (INCLUDES TRANSFERABLE LIFETIME WARRANTY)**
- **NEW DOUBLE-PANED WINDOWS: OCT.2020 (INCLUDES WARRANTY)**
- **NEW LUXURY VINYL FLOORING (WATERPROOF AND WILL NOT SCRATCH OR DENT)**
- **CUSTOM-BUILT CHEF'S KITCHEN: ALL NEW SHAKER CABINETS WITH SOFT-CLOSE DRAWERS PLUS \$10,000 IN KITCHEN APPLIANCES: NOV.2020**
- **NEW KITCHEN, BATHROOMS, LIGHTING, FLOORING, APPLIANCES, BASEBOARDS, DOORS (ALL INTERIOR & EXTERIOR), DOOR KNOBS, PAINT, CEILING TEXTURE, ELECTRICAL OUTLETS & SWITCHES @ SEP.-NOV. 2020**
- **NEW EXTERIOR SIDING ON DETACHED GARAGE: OCT.2020**
- **THE ENTIRE INTERIOR WAS PRIMED & PAINTED W/TWO COATS OF BEHR PAINT**
- **NEW SHOWER AND SHOWER DOOR IN MASTER BATHROOM**
- **NEW TUB & SHOWER SYSTEM IN SECONDARY BATHROOM**
- **NEW TILE FLOORING IN ALL POTENTIAL WET AREAS OF THE HOME**
- **ALL EXTERIOR DOORS ARE NEW - ALL OF THE ENTRY LOCKS WERE RE-KEYED AFTER CONSTRUCTION WAS COMPLETED; THE ONLY SET WILL BE GIVEN TO THE NEW OWNERS AFTER CLOSING**
- **ALL INTERIOR DOORS ARE NEW AND FRESHLY PAINTED**
- **EXTENSIVE NEW LANDSCAPING**