



**SELLER'S ADDITIONAL INFORMATION**

**WHAT IS THE AGE OF:**

Exterior Paint:	<u>6yrs</u>	Interior Paint:	<u>2 years</u>	
Roof:	<u>3yrs</u>	Fence:	<u>left side 1 year</u>	
HVAC:	<u>original</u>	Unit 1:	<u>upstaires 1yr</u>	
Dishwasher:	<u>5yrs</u>	Unit 2:	<u>downstaires replaced coil 1 yr</u>	
Oven:	<u>original</u>	Stove:	<u>original</u>	
Water Heater:	<u>original</u>	Microwave:	<u>ordered a new one</u>	
Carpet:	<u>3yrs</u>	Other Flooring:	<u>upstaires floor 4 years</u>	
Pool:	<u>built in 2009. deep in is almost 6ft and 3ft shallow end. Its chlorine</u>		Spa/Hot Tub:	<u>2009</u>

**AVERAGE MONTHLY UTILITY COSTS:**

Electricity:	High: <u>450</u>	Low: <u>170</u>
Gas:	High: <u>40</u>	Low: <u>25</u>
Water:	High: <u>80</u>	Low: <u>40</u>
Trash:	<u>30</u>	

**OTHER INFORMATION FROM THE SELLER:** See upgrades list provided

Exclusions: Over Car Port storage units, all curtains, 2 outdoor fans, outdoor water fountain, All TV's and TV Mount Brackets.

***Upgrades for Home  
2006 Sandy Lake Dr.  
Friendswood, Tx 77546***

**Formal Dining**

Mirror Wall  
Faux Painting on ceiling  
Panel wall  
7 inch hardwood floors  
Custom lighting

**Study**

All Custom woodwork  
Stained Double French Doors  
7 inch hardwood floors  
custom lighting

**Family Room**

Custom built frame above Fireplace  
Custom Built-Ins  
Custom Cast stone Fireplace  
Recess Lighting in built Inns  
Custom Ceiling Fan  
7 inch Antique Oak Wood floors throughout downstairs  
Trimmed windows  
7in base boards

**Kitchen**

Freshly painted *white* cabinets  
Butlers Pantry with built-in small fridge  
Pantry door with glass insert  
Stainless steel sink  
Travertine Back splash  
3/4 granite counter tops  
Stainless Steel Appliances  
20' Travertine floors  
Custom faux painting  
Custom Lighting  
7in base boards

**Master Bath**

12 inch Travertine floors  
Custom painted Cabinets  
Upgraded Travertine Counter tops

***Upgrades cont.***

Custom Shower Door with mud set travertine floor  
Built-Ins Primary Closet w/ wood floors  
Upgraded shower w/ 12x24 tile and natural stone inserts  
7in base boards

**Laundry Room**

Custom Built-Ins  
Double Crown Molding  
Fresh Paint  
7in base boards

**UP STAIRS**

Laminate wood throughout walking area  
Iron rod railing on stairs  
Paneled sidewall stairs  
Custom paneling and painting in secondary bedrooms  
Double Crown Molding through out upstairs  
Custom shutters throughout  
Computer niche with cabinets  
Upgraded burber carpet in Media room  
Upgraded carpet and padding in all bedrooms  
20" ceramic tile in baths  
Granite counter tops in baths

**OUTSIDE**

Oversized Lake Lot  
Oasis Pool w/ Spa  
Custom Fire Pit  
Beautiful Oversized Covered Patio w/ flagstone  
Lush Landscaping  
Sprinkler System  
Outdoor Custom Lighting  
Outdoor speakers  
Freshly stained ceiling in patio  
Flagstone sidewalk front to back

\*\*\*Estimated over \$100,000 in upgrades!!

***Plus....***

Replaced A/C unit upstairs  
3 year roof  
Recently built custom Kitchen Island  
Upgraded granite counter tops in master  
Custom mirrors in Master bath