

# ***Upgrades/Improvements***

***Artisan granite in kitchen and hallway cabinet area \$4000***

***Upgraded wood floors \$14,500***

***Flagstone walkway from driveway to front walkway \$2,800***

***Stone fireplace accent wall and upgraded backsplash \$22,000***

***Theater room with built in 5.1 Dolby digital surround sound \$25,000***

***Inside home freshly painted \$5,800***

***Brand new carpet \$3,000***

***Half basketball court with professional goal \$8,500***

***Under/over cabinet lighting in kitchen \$800***

***High end faucet in kitchen and primary bathroom sinks \$800***

***Upgraded light fixtures throughout \$2,000***

***LED light bulbs throughout home \$600***

***Built in cabinets added to laundry room and hallway \$1,800***

# ***Our Favorites About This Home!***

***The large and open living spaces.***

***The primary bedroom with added sitting area.***

***The downstairs media room.***

***The corner lot.***

***The tall 19 ft ceilings and 8 ft doors.***

***The huge kitchen island.***

***The abundant cabinet and counter space in kitchen.***

***We love the large walk in pantry and butler bar.***

***The laundry room with extra space and cabinet/counter area.***

***We love the subdivision with all the walking trails, parks, and pool.***

***Close proximity to shopping, restaurants, The Woodlands, Grand Parkway, and I-45.***