



## Features Sheet

20735 Deauville Dr, Spring TX 77388

3 new Ceiling fans- 2020	\$167.25
Theater Room with Projector, 10 foot Screen and dimmer lights	\$5,000
New contemporary vanity light fixtures in bathrooms	\$107.52
New sink fixtures in bathrooms	\$195.95
Freshly painted interior-2021	\$1,800
Freshly painted exterior	
Large custom patio for entertaining and gutters installed on back of house	\$4,000
Spa (8 person)	\$6,800
Upstairs AC/furnace replaced (5 ton) in 2020	\$7,194.81
Downstairs A/C- furnace replaced (5 ton) in 2017	\$11,500
Brand new carpet in master and entire second floor- 2021	\$5313.48
Shed in back yard	\$600
Upgraded door handles throughout- 2020	\$317.38
Roof Ridge Caps replaced- 2014	\$1,182.10

**\$44,178.49**

# Features Sheet

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WIFI Nest and eco smart thermostats

Granite counters in kitchen and master bath

Microwave (is also a convection oven)

Custom wood master closet with shoe rack and counter

Tile throughout first floor and in all bathrooms and master closet

Handscraped Bamboo Hardwood in Living area- 2015

Office with french doors and walk in closet (could be a 6th bedroom)

Oversized game room

Both full baths upstairs with double sinks

Firepit in patio

All plants on a drip system

No back neighbors

Barn door fence opens to neighborhood park

100 yards to community pool

Walking distance to elementry, Jr. High and High School (3 blocks)

Furnace rated gas fireplace

Gas oven and stove

Cul-de-sac street

Large walk in closets in bedrooms

Large windows in family room for lots of natural light

Open floor plan

Double oven

NEW SPA COVER ON ORDER AND PAID FOR!!!