

32132 Sagewood Bend Lane, Spring, TX 77386
List of Features and Upgrades

2019- Storm Doors were added for both exterior doors
2020- New landscaping and flower beds were added in the backyard

Construction:

Semi-Custom Built by CalAtlantic Homes in 2017
Energy Star Certified Home
Brick all 4-sides construction
R-38 Insulation in lieu of R-30 in Applicable Ceiling Areas
TAEXX built-in pest control system
Termite protection barrier
LP TechShield Radiant Barrier 20-Year Limited Warranty
Hurricane Clips and Straps
Deluxe Sided Covered Patio with Brick Columns
Premium Lot

Exterior Features:

Austin Stone and Brick Front Elevation
Extended Privacy Fencing
Full gutters
2 gates to backyard
Full Yard Multi-Zone Automatic Underground Irrigation System (*Note: Irrigation System is currently winterized.*)
Rain Sensor on Side Fence
French Drains
3 Exterior Water Spigots (*Note: Spigots are currently winterized with protective covers*)
Screens on all windows
Tilt function windows
Upgraded Mahogany 6- panel solid wood front door with upgraded Schlage door hardware
Motion Floodlights at Backyard

Garage:

3' Front to Back Garage Extension
Upgraded Fluorescent Light Fixture

Kitchen:

Upgraded Omegastone Aruba Quartz Countertops (1-1/2" waterfall edge) with custom 12" overhang
Large Double Sided Island
42" Upper Cabinets
Upgraded Maple Stained Raised Panel Cabinets
Pot and Pan Drawer Storage
Stainless Steel Side by Side Refrigerator
Upgraded Backsplash in 4 x 12 White Wave Glossy Ceramic Tile
Electric cooktop with Microwave/Vent Hood above and oven below
Gas stub built in for future gas cooking option
Upgraded Undercabinet Lighting

Upgraded recessed can lighting at ceiling
Upgraded pendant lighting
Stainless Steel Appliance Package
Upgraded Stainless Steel Pullout Faucet
Upgraded 2 Bowl Stainless Steel Undermount Sink

Family Room:

Upgraded recessed can lighting at ceiling
Upgraded window addition

Bathrooms:

Framed Mirrors in both bathrooms
White Cultured Marble vanities with upgraded square wave sinks in both bathrooms
Upgraded Maple Stained Raised Panel Vanity and Wall Cabinets
Upgraded Brushed Nickel Trim Frameless Shower in Primary Bathroom
Upgraded 16" x 24" travertine pattern porcelain tile shower stall and garden tub splash in Primary Bathroom
Upgraded 16" x 24" travertine pattern porcelain tile tub splash in Bath #2
Upgraded Brushed Nickel Bathroom Faucets and Accessories in both bathrooms

Laundry Room:

Both electric and gas dryer connections
Upgraded Maple Stained Raised Panel Wall Cabinets

General Interior:

Upgraded Crown Molding in Foyer, Extended Foyer and Hall
Upgraded 5" Baseboards throughout the Home
Upgraded 16" x 24" travertine pattern porcelain tile
Upgraded Carpet with Upgraded Carpet Cushion: ½" 6lb Pad in 3 bedrooms and adjoining closets
Upgraded 2" Faux Wood Designer White Blinds on all windows
Study with glass French doors and closet
9' Raised Ceiling Plate resulting in higher ceilings in Foyer, Family Room, Kitchen, Breakfast Area and Primary Bedroom
Upgraded Ceiling Fans in Family Room and Primary Bedroom
Ceiling Fan Blocking in Bedroom #2, Study and Bedroom #4
Foyer Art Niche with Mini Recessed Can Light
Art Niche in Bedroom #4
Upgraded Brushed Nickel Lighting Package
Upgraded Tankless Water Heater

PAINT COLORS (per builder)

Interior wall/ceiling: MODERATE WHITE SW 6140-Painters Edge product line
Interior trim: EXTRA WHITE (water based enamel)-Painters Edge product line
Exterior garage door/siding: HOMESTEAD BROWN SW 7515
Exterior Trim: KEYSTONE GRAY SW 7504
Shutters/Cedar: CHOCOLATE PPG SUNPROOF NON-TRANSPARENT STAIN (if applicable)