

***Features and Upgrades
13419 Beall Woods Lane
Humble, Texas 77346***

General Description:

Built in 2015
Builder - Highland Homes (Plan 926)
Home - 3,805 sqft per Appraisal District
Garage - 3.5 Car garage 725 sqft per Appraisal District (\$6,000)
Lot Size - 11,666 sqft
4 Bedrooms/3.5 Bathrooms/3.5 Car Garage
Study/Formal Dining/Gameroom/Media Room
Lot premium upgrade for oversized cul-de-sac lot (\$12,000)
Brick and Stone upgraded elevation (\$16,500)
High efficiency HVAC system
Two hot water heaters located in the garage (not attic)
Pre-wired for alarm/Active system in place
Sprinkler system
Radiant barrier roof decking
Vinyl framed, low E double pane windows
2-piece crown molding: kitchen, dining, hallway (\$3,000)
Cabinet/drawer hardware throughout (\$1,500)
Recent ceiling fans (\$2,800)
Upgraded carpet and padding
8 Foot doors on the first floor
6 Inch baseboards on the first floor
Downstairs wood flooring upgrade (\$10,775)
HOA quarterly fee (\$272)

Dining Area/Entry:

Chandelier (\$1,500)
Mahogany or Knotty Alder door with speakeasy
Crown molding
Wrought iron stair spindles
Hardwood flooring

Office:

Built-in bookcase (\$3,500)
High gambrel ceilings
French doors
Hardwood flooring

Living Area:

Cased chimney w/3 recessed panels over the mantel (\$2,500)
Faux beams - vaulted ceilings (\$3,500)
Stone fireplace surround and hearth
Hardwood flooring

Kitchen:

Farmhouse sink (\$1,900)
Cabinet upgrade (\$1,690)
Deep walk in pantry perfect for organizing your bulk items
3 pendant lights in kitchen (\$550)
Breakfast nook light fixture (\$700)
Island with matching cabinet fronts
Island with post detail (\$1700)
Granite upgrade (\$2,623)
Topside counter switch for garbage disposal (\$100)
Flush mounted speakers in kitchen ceiling (\$300)
Gas 36" grill top (\$2,030)
Convection microwave
Hardwood flooring

Utility Room:

Downstairs with room for a refrigerator
Lower and upper storage area
Hanging rod

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Primary Bedroom:

First floor location with sitting area
Upgraded master bedroom extension (\$5,500)
Hardwood flooring

Primary Bathroom:

Double vanities with storage
Make up station
Linen closet
Separate shower and soaking tub
Frameless shower door (\$1400)
Rain shower head (\$950)
Granite upgrade (\$1,225)

Bedroom #2/Bathroom #2:

Secondary bedroom first floor location
Walk-in closet
Tucked away for privacy
Adjacent full bathroom with granite counters and undermount sink
Linen closet and vanity storage

Bedroom #3 and Bedroom #4:

Second floor location
High gambrel ceilings
Ceiling fans
Upgraded carpet and padding
Additional alcove in hallway and storage closet

Full Bathroom #3:

Jack and Jill bathroom with two vanities
Shared commode and bath tub
Upgraded granite counters

Media Room:

Media room with powder room upgrade (\$22,000)
Flush mounted + painted speakers, projector+high performance screen (\$5,000)
Refreshment station with beverage refrigerator (\$4500)
Refreshment station and bathroom granite upgrade (\$732)
Sconces

Game Room:

Media center-storage (\$1,200)
Open balcony to family room

Garage:

Epoxy floor (\$4,500)
Cedar garage doors (\$3,100)
Built-in mud area with bench storage (\$2,000)
Hanging overhead storage (\$350)
240V receptacle for electric vehicle charging (\$400)
Installed projector/ screen (\$1,000)
Flush mounted speakers in ceiling (\$300)
Two fans installed (\$300)

Back Exterior/ Yard:

Covered patio
Stamped concrete (\$1,800)
Wall mounted TV (\$400)
Outdoor speakers (\$300)
Flood lights in back yard (\$250)
Extra French drainage for back yard- drains to street on both sides of lot (\$2,000)
Landscaping (\$1,600)
Playset (\$2,600)