

# **8602 COSTMARY, HOUSTON, TEXAS 77055**

## **UPGRADES**

### **Builder Upgrades:**

**Base Price of the house: \$629,990**

**Upgraded Price of the house: \$730,241**

- 3rd floor added 456sqft
- **Gas Fireplace** (not all of this model has one) with Deco tile surround
- Metal Roof on this Elevation
- **Master Bathroom:**
- **Super Master Shower with Rain Shower Head, upgraded shower head, and handheld sprayer**
- **Frameless Shower Enclosure**
- **Porcelain wood-tile plank flooring in herringbone pattern**
- Wood Tread w/enamel risers to second and third floors
- **Kitchen Package:**
- **GE Monogram 36" gas range with 6 burners with custom vent hood**
- **GE Monogram dishwasher**
- **GE Monogram refrigerator (23.1 counter depth french door)**
- **Ge Monogram built-in microwave**
- **30" trim kit**
- **Kent Moore bumpup to 48" wall cabinets (from 42")**
- **Kent Moore bumpout wall cabinets to 16" (from 12")**
  - Double trashcan pullout
  - **2 36" 3-drawer banks (one on each side of the oven)**
  - Upgraded granite countertops
- **Laundry:**
- **Washer Storage pedestals**

- **GE Monogram front load**
- **GE Monogram electric dryer**
- The front door - upgraded solid metal door with leaded glass that opens.
- Whole house has built in speakers - all 3 floors and back patio
- Custom paint colors
- Gas hub on the back porch for a grill

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### **UPGRADES** (continued)

#### **Homeowners upgrades added to the house:**

- We had the builder change all the bulbs to LED lights prior to us moving in
- We use SimplySafe wireless alarm, video doorbell, and smart lock
- Smart Ecobee thermostats
- Back porch was extended
- Changed out the fan in the living room (I love that fan!!)
- Added the 2 storage sheds - these are negotiable.
- Added the storage racks to the ceiling and the wall storage in the garage
- I added all the custom curtain/shades throughout the house
- Elfa shelving to the secondary bedroom closets

## **NON-REALTY ITEMS AVAILABLE FOR PURCHASE AND/OR NEGOTIATIONS**

- The 3 TVs. Living room one we can take, if the buyer doesn't want it. Living room and 3rd floor are both 75" LEDs, the bedroom one is a 55" LED. (Samsung and Sony brands)
- The sheds out back. If the sellers want them, fine, if not, we can break them down and bring with. Stuff inside will be coming with us though. And if we take them, I will not add sod or do anything to the yard once the sheds are remove (yard will remain as is).
- All of the appliances, including the washer/dryer and frig. All have transferable extended warranties good through 2024.
- The curtains and hardware for the curtains.
- All of the storage/baskets/shelving attached to the walls in the bathrooms above the toilets and the ones in my master bedroom where the Peleton is.
- Decorative baskets on the wall in the dining area - these are negotiable. I will take them if the buyer expresses they do not want them.
- The pegboard on the 3rd floor, used for my crafts. I can leave this if they want it, or I can take it if they don't.
- The Built-in cameras (3 total) that were from when the model was an office for David Weekley.

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**EXCLUSION LIST**

- Virtual Reality black box cubes attached to the wall in the office area
- Virtual Reality headset holder attached to the wall in the office area

## **INFORMATION ABOUT THE PROPERTY AND HOA**

Water and front yard maintenance is covered under HOA dues.

The neighborhood property is gated, therefore the streets are considered private, not public.

Trash pick-up service is twice a week (Tues/Fri), and recycle once a week (Fri).

Lawn people come every Monday.

There is a house cleaner (who is AMAZING) and is available for hire. The fee is dependent on the work that is done (\$75 to \$100 a week). She does work for others in the neighborhood.