

# Upgrades

3710 Twin Forks Circle, Missouri City, TX 77459

2x6 exterior walls for extra insulation

Designer shingles

#2 grade lumber used for the entire structure (walls, joist and rafters)

98 bell bottom piers to support the foundation

Fire rated 5/8" dry wall for the entire house

Custom hand-built cabinets made onsite

1200 cfm Kitchen vent motors on the exterior wall and one on the roof for reduced noise

Two stage Trane air-condition for highest efficiency

All showers have a rain showerhead with seat and a handheld

Insulated garage and clopay insulated garage doors

Single car garage is 10 ft wide and 9 ft tall with tandem

2 car garage opening is 17' wide and 9 ft tall: oversized space

Direct drive garage door openers to give a clean ceiling

2 hp well pump with 220-gal tank

Prewired for surround sound in living room, media room and upstairs game room

Bedrooms have individual speaker controls

All exterior patios have cedar plank ceilings

Plenty of cabinets in pantry, laundry and mudroom

Refrigerator connection in pantry and second kitchen

NVR security camera

48" pro series range in main kitchen and 36" range in the 2nd kitchen



The Flowers Team