



Kings Crossing

4307 Fawn Glen Drive

Interior of the Home

- Brand new carpeting and pad installed throughout the home in May 2021
- Blinds installed throughout home in 2016, the exception was the study as they already matched the wood paneled walls
 - Water heater replaced in 2019
 - Newer thermostat
- Smart Lock system installed on front door
 - All light fixtures replaced in 2016
 - All doorknobs replaced in 2016

Kitchen

- Brand new stainless steel range
- Brand new stainless steel dishwasher
- Brand new stainless steel microwave
- Granite countertops and backsplash remodeled in 2016
 - Windows and doors replaced in 2016
- Walls reconfigured in 2016 to enlarge the opening to the living area and add the pantry
 - LED can lighting added in 2016

Family Room

- Granite installed in bar area in 2016
- New large windows installed to replace the old sliding glass doors in 2016
 - New Mantel in 2021
 - Gas logs installed in 2018
 - LED can lighting added in 2016
- Pendulum light added above the bar in 2016



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Primary Bedroom & Bathroom

- Window replaced the French doors in 2016
- Bathroom completely remodeled in 2016
 - New shower installed
- Old shower was removed and closet enlarged
 - Two walk-in closets
 - Granite counters
 - Tile flooring & tile shower
 - Plumbing fixtures upgraded
 - Toilet replaced in 2016

Secondary Bathroom

- Bathroom completely remodeled in 2016
 - Tile flooring and shower
 - Granite countertop
 - Plumbing fixtures upgraded
 - Toilet replaced in 2016

Exterior

- Concrete walkways added in 2016
 - Garage door replaced in 2016
 - Garage side door replaced in 2021
 - Gate refurbished and new lock in 2016
- Front sprinkler system added in 2016/back sprinkler system added in 2019
 - Back fence replaced in 2018
- Gutters installed on house and garage in 2016
 - House painted in 2016
 - Front door and cupola repainted in 2021
 - Exterior lighting replaced in 2016 & 2021
- Exterior gas lamp converted to electricity in 2018



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EXCLUSIONS

The window coverings in both of the kids rooms are excluded from the sale.

Termite Transferable Warranty

The homeowners currently have a termite warranty on the home. The buyers can pay to transfer the warranty for \$50. Moses at Pro-Shield Pest & Termites—832-884-3191