

I. VALUEABLE FEATURES:

a. Neighborhood

- i. HOA maintains beautiful roads, welcoming entrance area, green spaces with flowers/trees, water features, and brick fences/walls on main access roads
- ii. Private Gated Community with 24/7 camera's
- iii. Paved walking and cycling paths
- iv. Beautiful, large community pool complex with many nice features
- v. High-end playground areas
- vi. Recreation Center
- vii. Easy access to Eldridge and 249 and communities of Tomball, Cypress, the Woodlands and Energy Corridor as well as easy access to Houston
- viii. Easy access to schools, shopping, food, medical, groceries, fuel, etc.
- ix. Top-rated schools with excellent rating
- x. Tax rate below 3% which is very good and attractive to buyers

b. Home: Built by Ryland Homes (owned by Lennar) known for high-end home building and ranked the #1 Homebuilder Worldwide on Fortune Magazine's 2021 List. Immaculate Condition, no space wasted, easy flow through the home, plenty of storage and every high-end upgrade or feature you can think for a home is put into this home.

i. Front Yard and Home Elevation and Curb Appeal Upgrades – STUNNING

1. Treed front yard with accent lighting and mulched beds around trees
2. Several mulched flower beds with accent lighting in front of home with designer tall spiral shrubs accented with square groomed shrubs
3. Heathy grassed yard
4. Upgraded Large, three-car-wide driveway that is also at minimum of 2 cars deep without encroaching onto apron entrance to drive-way
5. Upgraded elevation of home with 2 dormers and total of three windows in the dormers and 3 gables
6. Upgraded brick all four sides with rock accents
7. 2 sidewalks from driveway: One leading to the front door and one leading to the side gate to the back yard
8. Upgraded designer arched entry gate at front of home into arched brick entry porch to the front door. It locks with deadbolt.
9. Upgraded designer front door that is solid wood and glass with designs etched and opaque or frosted
10. Upgraded Accent long window next to front door and half-moon window above front door
11. Upgraded insulated wood faced garage doors

ii. Garage

1. Upgrade - 3-car oversized garage (has a raised concrete area 7-feet wide for storing other items). Finished-out garage with sheetrock, insulation, and trim like the inside of home
2. In garage, a 7-foot by 10-foot finished out room with wood flooring and finished-out sheetrock, door, and trim like the inside of home.
3. All Garage doors are insulated
4. Large walk-in attic space with framed pull-down entry and fold-down upgraded ladder to attic space that is set-up for walk-in storage. Lights in attic as well as window from gable above the garage.

5. 2 doors in garage, one leads into home and the other (Upgrade) leads into backyard
- iii. Flooring: no carpet. All floors are either upgraded wood floors or upgraded tile
- iv. Ceilings: UPGRADED throughout entire home in height (very tall).
 1. Upgrade: Tray ceilings in entry foyer, entry hall, dining room, office, and master bedroom.
 2. Upgraded crown molding (more depth and thickness than most crown molding) in entry foyer, entry hall, dining room, office, master bedroom, master bathroom, living room, kitchen, eat-in kitchen area, and butler's pantry,
 3. Upgrade - Several architectural arches throughout home as you transition from room-to-room
- v. Walls and internal architectural features: UPGRADES
 1. Upgraded paint colors and accent walls throughout home
 2. Upgrade Several designer art nooks built into foyer, entry hall, and open concept living/kitchen space
 3. Upgraded designer baseboards (thicker than most and high quality)
 4. Upgrade in dining room with chair rail on walls
 5. Upgrade: designer columns in dining area and foyer and in large open concept kitchen/living and eat-in kitchen space
- vi. Inside: Lighting and Fixtures: Upgrades
 1. Upgraded ceiling fans in office, living room, master bedroom, 2 guest bedrooms and sunroom.
 2. Upgraded lighting fixtures/chandeliers in entry foyer/hall, dining room, above the massive eat-in kitchen bar area and master bedroom.
 3. In-ceiling pot lots in kitchen and several other areas of home
 4. Lighting is mostly energy saving LEDS
- vii. Upgraded Windows and Window Coverings
 1. All windows were highest energy efficient made at time home was built and designed to fit the other high-end finishes of home
 2. High-end inside plantation shutters in all windows at front of home (dining, entry, and office) and all windows at back of home in sunroom and open concept living/kitchen space.
 3. All bedrooms have wooden blinds on all windows and high-end designer curtain rods
- viii. Upgraded Doors and Hardware
 1. All doors and door hardware are upgraded options in style and quality throughout the entire home
- ix. Inside Space/Room additions done at time of building:
 1. Butlers Pantry with granite countertop and upgraded designer cabinets with glass inserts and drawers right-off kitchen area
 2. Large Sunroom open to open concept living/kitchen/eat-in kitchen space
 3. Instead of 2.5 half-baths, 3-full bathrooms
 4. Laundry room enlarged – more details below
 5. Seating area in master bedroom
 6. His and Hers walk-in closets in master bath instead of just one closet
 7. 3-way Mirrored Dressing space in master bath
 8. 7'x10' finished out room in garage (mentioned in garage area)
- x. Chef's style kitchen upgrades and high-end finishes and appliances – very large open-concept

1. Upgraded granite countertops and bar top.
 2. Upgraded backsplash with designer accents
 3. Upgraded designer cabinets and drawers with some glass inserts in cabinets and high-end hardware (knobs and handles) for the cabinets
 4. Upgraded Stainless steel appliances: double ovens, high-end and large gas cook-top with center venting, dishwasher, large refrigerator space, etc.)
 5. Upgraded extra-large eat-in bar: can seat 4-6 and its lower surround base area is done in custom rock tiles.
 6. Large double sink with a side for cleaning vegetables, fruit
 7. Filtered drinking water spicket/dispenser
 8. Upgraded faucet
 9. Walk-in pantry
- xi. Very large open concept living, kitchen, eat-in kitchen, sunroom space for easily entertaining large groups of people
1. Gas fireplace with upgraded rock surround and art nook above fireplace
 2. Large wall that can fit an 80" TV
 3. Area prewired for entertaining with surround sound and cable/satellite connections
- xii. Upgraded laundry/mud room
1. Space for the largest available washer and dryer, plus full-size vertical freezer, or extra refrigerator and two wardrobe hanging racks.
 2. Built in cabinets and counter space
- xiii. Upgraded Master Ensuite Bathroom
1. Separated his and her granite topped sink areas with hers having an added make-up sitting area, upgraded mirrors and lighting, upgraded cabinets and hardware, and medicine cabinets
 2. Spa like soaking jacuzzi large tub
 3. Upgraded separate glass shower with designer style tile surround with shampoo and soap storage areas and a seating bench built-in
 4. Toilet has its own private space with a door
 5. The extra full length 3-sided mirrored dressing nook space
 6. His and hers walk-in closets with an extra luggage storage platform built-in to one of the closets
- xiv. Smart Home
1. Prewired for high-speed internet, satellite, cable, entertainment systems, and security to be delivered to each part of the home with supporting outlets for USB charging stations and other technology with a centralized control panel.
 2. Security Access doors for all entry doors into home. Meaning they have a code you can enter into the door keypad to access or use a key or can control remotely.
- xv. Backyard Oasis and Entertainment
1. Large, covered patio built as part of homes normal roof with enough space to have patio furniture to seat 6 people comfortably and a designer ceiling fan and lighting.
 2. Pre-plumbed for gas grill/outdoor kitchen
 3. Large custom in-ground pool and in-ground hot tub with decorative stone and glass tile accents surrounded by concrete deck covered in cool-deck and a concrete/rock built-in seating area and a sunning deck.

4. A large pavilion over concrete with a custom-built wooden bar that is 15-feet long. A custom brick fire pit. Two retractable sunshades on one side of the pavilion. Has decorative LED lighting, custom high-end ceiling fan and electrical outlets. Plenty of space for outdoor dining table and to add a BBQ pit and outdoor gas grill and refrigerator.
 5. Back fence is brick. Next to back fence are decorative as well as security concrete filled bollards that can be used for placing hammocks between them.
 6. Tall, in great shape wooden fence on two sides of back yard.
 7. Nice full grass behind pool.
 8. Side yard near pavilion is done in decorative rock and has organizers for lawn equipment on fence
 9. Other side yard near sunning deck is large and completely done in pavers and stamped concrete. Has a decorative rod iron fence with gate to close off the area. Has a custom shed that has an AC that can be used for storage of lawn, pool items as well as a nice place for dogs to go while outside.
 10. Pool equipment is on this side and is contained in a rod iron fence.
- xvi. Whole Yard in-ground automatic sprinkler system.