

Upgrades and Renovations List - 11326 Cedarwood Drive

- House completely gutted and flood damage remediated in 2017 after Harvey (by previous owner)
- Mold prevention with Kilz inside walls 2018 before work began
- All New Electrical Outlets, Switches and New Breaker Panel added
- All New Plumbing repiped with Plex
- All New Sinks, Toilets, Shower and Tub
- New Main A/C unit
- All New Lighting and Custom Fixtures
- All Custom Cabinetry throughout the house (Kitchen, pantry, bathrooms, master closet and makeup counter)
- All New Trim, Crown Molding, Doors Interior/exterior
- All New Windows
- All New Plantation Shutters
- New Hot Water Heater with recirculation pump
- Media System w/ surround sound
- All New Hardwired Security System
- Camera Surveillance System
- New Garage Door and opener
- All New Tile Floors
- All New Granite Counter Tops
- 2 New Fireplace (replaced original and added new one in indoor Patio room)
- New Travertine Flooring (Patio room)
- 3 New French Doors (Patio Room)
- Custom Lighting (Patio Room)
- Custom Stone Accent Wall (Patio Room interior and exterior)
- All New Ceiling Fans
- New Carpet in 3 guest bedrooms
- New Front circle drive
- New drainage front and back yard
- New gutters
- New exterior lighting
- New back patio slab
- New Whole House Generator
- New Sprinkler System front and back yard
- New Privacy Fence and Gate
- New Matching Stone Mailbox
- Shed New Interior Finish with utility sink
- New Stone Walkway, front porch

- New landscaping around house (New Magnolia, Pine and Crepe Myrtle trees)
- Newly sodded grass
- New Utility Sink in attached garage
- Second Fridge with ice connections added in garage
- All New cabinet hardware throughout the house
- All new faucets in kitchen and bath

Items that are included with the sale of the house:

All Appliances (Fridge in the garage is optional)
Kitchen Fridge, Beverage Cooler, Washer/Dryer, Double Gas Oven/
Stove, Microwave, Dishwasher
All TVs installed in wall
Multi-Media System
Bar Stools
Chair in Make-up Vanity nook
Laundry baskets in master bath hampers

Items available to buy with house:

Dining room table
Breakfast table
All Indoor Patio Room furniture
Ottoman in Master Closet