

## HOME FEATURE SHEET

4907 Laurel Hill Court, in the CITY of SUGAR LAND! MASTER PLANNED COMMUNITY OF FIRST COLONY!!



### HOME UPGRADES AND IMPROVEMENTS

- \*\* CUSTOM SHUTTERS AND BLINDS THRU-OUT THE HOME
- \*\* LARGE CUSTOM BUILT IN LIGHTED SHELVING IN FAMILY ROOM
- \*\* WOOD LAMINATE AND TILE FLOORS THRU-OUT LIVING AND DINING & KITCHEN
- \*\* EXTRA CROWN MOULDING IN ENTRY WAY, FAMILY ROOM, KITCHEN AND MASTER BEDROOM.
- \*\* COFFEE AND OR WINE BAR AREA WITH SHELVING
- \*\* MASTER BEDROOM VAULTED CEILINGS AND DOOR TO THE POOL/PATIO AREA.
- \*\* ALL APPLIANCES REPLACED WITH STAINLESS STEEL (DOUBLE OVEN & GAS 5 BURNER COOKTOP)
- \*\* GOURMET ISLAND KITCHEN WITH GRANITE, GLASS CABINETS, UNDER COUNTER LIGHTING, TILE FLOORS
- \*\* MASTER BATH RETREAT WITH GRANITE COUNTERS, FRAME LESS SHOWER, JACUZZI TUB, 2 CLOSETS.
- \*\* HALF BATH OFF LAUNDRY ROOM UPDATED. LAUNDRY ROOM HAS CABINETS AND ROOM FOR FREEZER
- \*\* SECOND BATH HAS GRANITE COUNTERS, TWO SINKS AND SEPARATE TUB/COMMODE AREA
- \*\* NEW PAINT 2021 GARAGE SIDE, TRIM OUTSIDE AND INSIDE HOUSE
- \*\* FRONT DOOR REPLACED WITH DOUBLE PANE AND PRIVACY GLASS
- \*\* REPLACED GARAGE DOOR AND OPENER GARAGE HAS EXTENSION & SIDING REPLACED 2020 & 2021
- \*\* ROOF REPLACED IN 2012 & GUTTERS REPLACED 2020
- \*\* TWO FURNACES & EVAPORATOR COILS TWO 13 SEER ac CONDENSING UNITS 2010 & 2013
- \*\* WATER HEATER 2019 REPLACED
- \*\* FENCING REPLACED 2018 AND SOLAR SCREENS 2013
- \*\* ALL LED LIGHTING IN 2018
- \*\* 24X10 COVERED PATIO WITH DRAINAGE, FANS SPEAKERS & LIGHTS
- \*\* SALT WATER POOL WITH ROCK WATERFALL AND CHILD SAFETY FENCING.
- \*\* FREE ONE YEAR HOME WARRANTY AT CLOSING WITH POOL COVERAGE

THIS BEAUTIFUL HOME BUILT BY EMERALD ON HUGE OVERSIZE CULDESAC LOT!!!



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