

846 Signature Cove, League City, TX 77573
List of Upgrades

2014 GEHAN VILLANOVA WITH THE FOLLOWING UPGRADES IN PURCHASE PRICE TO FLOOR PLAN:

- ✓ STUDY OFF FOYER
- ✓ EXTENSION OF SITTING ROOM AND “SEE-THROUGH” FIREPLACE IN MASTER BEDROOM
- ✓ STONE ADDITIONS TO MASTER FIREPLACE, MAIN LIVING AREA FIREPLACE AND WALL
- ✓ CEDAR BEAMS ADDED TO MAIN LIVING AREA AND KITCHEN/DINING AREAS
- ✓ EXPANDED MASTER BATH AND MASTER CLOSET
- ✓ 4 LIFT MASTER SECURITY GARAGE DOOR OPENERS
- ✓ BOSTON “IN-CEILING” SURROUND SOUND SYSTEM
- ✓ IRRIGATION SYSTEM

ADDITIONAL UPGRADES SINCE PURCHASE:

- ✓ CUSTOM GUNITE HEATED POOL;

LANDSCAPE BEAM: 4 BAR BOX BEAMS #4 BAR WALLS/FLOORS: #3 BAR 6”X6” ON CENTER GUNITE: 6 TO 1 CEMENT TO SAND RATIO GUNITE BEAM: 12” GUNITE FLOORS: 6” WITH WEEP HOLES (PENTAIR 4000,000 BTU HEATHER WITH GAS METER UPGRADE) A &A “IN-FLOOR” CLEANING SYSTEM, PENTAIR VARIABLE SPEED PUMP, 12V LED-GFCI PROTECTED LIGHTS, 12V LED GLO BRITE ACCENT LIGHT, CUSTOM HANDRAIL AT STEPS, SCREENLOGIC EASY TOUCH 4 CONTROLS WITH ONLINE/MOBILE OPERATION CAPABILITIES, INLINE CHLORINATOR AND DECORATIVE POOL LAMP

- ✓ CUSTOM BOAT HOUSE INCLUDES:

GOLDEN 14,000 LB ALUMINUM SIDEMOUNT BOAT LIFT WITH CUSTOM CRADLE, MANUAL AND REMOTE CONTROLS, BY EXCELL BOAT LIFTS, ELECTRICAL/WATER, LED INTERIOR/EXTERIOR LIGHTS WITH AUTO TIMER, DIMMERS, MOTION DETECTORS, ROTATING CEILING FANS, TREX MOISTURE SHIELD DECKING, PRESSURE TREATED LUMBER, HOT DIPPED GALVANIZED FASTENERS, METAL ROOF – CONSTRUCTED WITH DEPARTMENT OF THE ARMY CORP OF ENGINEERS AND LC PERMITTING (BY SHELMARK ENGINEERING, LLC AND NOREX ENGINEERING)

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- ✓ GENERAC FULL HOUSE "IN LINE" GAS GENERATOR WITH AUTOMATIC ON CONTROL
- ✓ HONEYWELL VISTA 15P PANEL, (2) 6150 KEYPADS WITH TEL-GUARD
- ✓ SECURITY SYSTEM UPGRADE (MONITORED THRU SETTLE SECURITY)
- ✓ GAS AND ELECTRICAL CONNECTIONS ON BACK PATIO FOR AN OUTDOOR KITCHEN
- ✓ CUSTOM LAWN AWNING AND POLYWOOD SWING
- ✓ LANDSCAPING UPGRADES (BEDS, PLANTS, STONE ACCENTS TO RETAINER WALL, HARDSCAPE/STEPS/RAILINGS, FIREPIT AND LOWER SITTING AREA)
- ✓ UPGRADED METAL FENCING WITH SAFE-LOCK GATES AT ALL ENTRANCES
- ✓ OUTDOOR LIGHTING
- ✓ PATIO WIRED FOR TV CONNECTION
- ✓ CAMBRIA QUARTZ COUNTERTOPS (KITCHEN AND BATHS)
- ✓ CUSTOM TILE ADDED TO ARCHED DOORWAYS
- ✓ PHIFER SUNTEX 90% BLACK SOLAR SCREENS FOR WEST EXPOSURE
- ✓ CUSTOM BUILT-INS IN THE MAIN LIVING, STUDY, BONUS LIVING, PRIMARY BEDROOM, PRIMARY CLOSET AND MUD-ROOM AREA
- ✓ CUSTOM SUNBURST POLYWOOD SHUTTERS (ALL WINDOWS AND DOORS)
- ✓ WINDOWS WITH DUAL LOCK FASTENERS
- ✓ CEILING FANS
- ✓ DOOR HARDWARE UPGRADES AND LOCKS

TOTAL UPGRADE VALUE: \$249,000.00