

# *Special Features and Upgrades List*

*11706 Canyon Drop Dr, Tomball, TX 77377*

Gated subdivision with manned attendant

Over \$102K in upgrades since 2013

2013 – New 6 ft wooden fence with kickboards replaced in backyard and side yards

2014 – Rheem 40-gallon gas water heater

2015 – All new and completely remodeled kitchen

- Granite countertops, island and window seal
- Replaced kitchen cabinets
- Added antique glazing finish to kitchen cabinets
- Glass front with double reinforced glass shelving kitchen accent cabinet
- Island with storage underneath
- Kitchen cabinet hardware
- Undercounter lighting
- Sink and faucet
- Garbage disposal
- Electrical outlets
- Emser Lucerne Matterhorn 2 x 2 backsplash tile with bronze medallion accents
- GE Profile 5 burner gas convection baking range
- GE stainless microwave
- GE stainless dishwasher
- 7 LED can lights added (dimmable)
- Breakfast room chandelier
- 2 pendant lights over island
- Emser Lucerne Matterhorn 12 x 12 tile laid in a brick pattern

2015 - Dining room chandelier (dimmable)

2015 - Foyer ceiling lights

2015 - Plumbing hardware including sink, tub & shower faucets replaced in both bathrooms

2015 - Cabinets added above toilets in both bathrooms

2015 – Front door and back door hardware/locks

2015 - Back porch addition

- Added a 20 x 11 covered patio
- Ceiling fan
- 4 recessed can lights
- Flagstone flooring
- Gas line with gas stubbing for grill
- 6.8 ft long stone grilling counter with RCS stainless grill with undercounter storage
- Flagstone accent columns
- Gutters
- Backyard drains

2015 - Roof, GAF Timberline Lifetime HD shingles, Weatherwood

2017 - Chamberlain garage door opener

2017 - Exterior garage key pad

2018 - Shutters added

2018 - Painted front door

2018 – Exterior lighting including pathway lights, hanging porch light (on timer), 2 exterior front eaves lights (on timers), and accent yard light

2018 – Two sided gas logs added to fireplace

2019 – Replaced both toilets, Kohler

Bay windows in primary bedroom and breakfast room

Unique architectural details including arched windows and interior arched doorway openings

High ceilings with varying designs (up to 10 ft)

Faux wood blinds

Rain Bird sprinkler system in front yard