

3811 Outback Drive, Richmond Texas

EXTERIOR FINISHES

- Aluminum gutters and downspouts added to home.
- Time controlled sprinkler system.
- Premium lot upgrade

STRUCTURAL

- Garage extended 4 feet.
- Outdoor kitchen pre-plumbed for hot and cold water, stub-out and sewer drain tie-in.
- Study in lieu of flex space with phone and cable outlet, crown molding and French doors
- Added sunroom with covered patio to rear of home with additional concrete patio extension.
- 12" tray ceilings with crown molding added to gathering room and owner's suite .

INTERIOR FINISHES

- Baseboards upgraded from 3 ¼" to 5 ¼".
- 4 ¼" crown molding trim added to Zones 1 and 2.
- 2" faux wood blinds added to all operable windows.
- Updated cabinets in kitchen.
- Upgraded knobs/pulls to all functional cabinets in kitchen area.
- Drop zone cabinet base with countertop added.
- Bathroom plumbing fixtures upgraded .
- Interior doors upgraded.
- Laundry cabinets upgraded.
- Ceiling fans and lighting in every room.

ELECTRICAL

- Added non-dedicated 110V duplex outlet.
- Added 4 recessed can lights, wiring and switch. Added a water resistant-recessed can light over tub/shower.
- Switches upgraded from light switches to rocker switches in entire home.
- Added gas stub out for dryer in the laundry room.
- Coach light upgraded to Kichler.
- Custom low-voltage package.
- Standard light fixtures upgraded.

EXTERIOR FINISHES

- Upgraded standard entry door to Glass Craft Door Company *La Salle* entry door.
- Upgraded garage door to include glass opening panels.
- Upgraded rear entry door to full-lite door with integral blinds.

KITCHEN

- All stainless steel appliances.
- Backsplash upgraded to level 3.
- Added 3 ½ " cabinet crown with dentil molding, bump out at cooktop with fluted fillers, refrigerator end panels, pull-out pot and pan drawer, and bookcase. Roll out trays, roll-out waste basket, utility tilt-out at sink.
- Upgraded stainless steel kitchen sink.
- Upgraded cabinets and cabinet hardware, lighting added over and under cabinets
- Kichler Keiran Pendant light fixture package added

OWNER'S BATH

- Owner's bath upgraded to spa shower, including rainhead, handheld, 3 body sprayers with valve control system and mudset tile shower floors.
- Plumbing fixtures upgraded.
- Upgraded cabinets/hardware
- Upgraded shower surround tile
- Upgraded vanity sink

BATHROOMS

- Vanity countertops in Bath 2 upgraded to Level 4 Silestone.
- Medicine cabinet added in secondary bath.
- Upgraded standard tub/shower surround in Bath 2.
- Upgraded vanity sink in Bath 2.

FLOORING

- Upgraded carpeting and carpet pad.
- Upgraded hardwood flooring.
- Upgraded tile.