

# HAPPEN HOUSTON

## UPGRADES & EXCLUSIONS

### UPGRADES:

- Cedar soaking tub is from Canada. In addition to heating, it can also chill water down to 46°F for a cold plunge in hot Houston weather. It has an ionization system to lessen chlorine use, & an exterior cocktail shelf. It is valued at \$8000.
- Added landscaping
- Replaced all can lights
- Custom pull-out pantry
- Painted cabinets
- New fridge and microwave
- Fridge will stay
- Custom sheet pan storage
- Quartz honed on island
- Beverage cooler
- 220 volt plug in garage
- Bosch 20 seer unit heat pump and new air handlers
- Vent in the deck is for the heat pump to vent
- Japanese soaking tub in primary bathroom
- All good hardware in powder room
- Double-sided fireplace
- Dog room under the stairs
- Bottles Chandelier
- Wool runner up the stairs
- Original full bathroom
- Task lighting lamps will stay
- Full bidet in primary water closet
- Chandelier in primary bedroom

### IMPROVEMENTS: :

- TV mounts
- Curtains sets from master & large guest room (8)
- Picture light fixture in dining