

UPGRADES / ADD-ONS
2502 KELSON COVE DRIVE, TEXAS CITY, TX 77568

Pre-construction (upgrades from base price of house):

- Five-inch-wide engineered wood flooring in main areas
- Covered back porch/patio
- Full house rain gutters
- 2-inch PVC blinds
- Plumbed natural gas stub to back porch for backyard BBQ
- Upgraded Kitchen cabinets with soft close hinges and sliders
- 2-tone Painted White Ceilings
- Arched openings in kitchen
- Under Cabinet Lighting in Kitchen
- Three HDMI Media Bundles (HDMI and CAT Cable Pre-wire in Conduit) located in Living Room, Master, and Guest Bedroom
- Mud set Master Shower Floor
- 4 additional recessed can lights (2 in dining room and 2 in living room)
- Upgraded Black Appliance Package (Oven, Microwave, Dishwasher)

Post-construction:

- Sherwin Williams interior paint
- Multizone automatic irrigation system
- Epoxy Garage Floor Coating
- Four ceiling fans (remote control, variable speed)
 - One 72-inch fan in Living Room, Three 60-inch fans in Master Bedroom, Study, Guest Bedroom
- Automatic landscape lights front flower bed and spotlight on house number
- Painted Garage
- Ceiling Mounted Rack in Garage for Hurricane Boards
- Belt driven garage door opener
- LED lighting in garage