

**9327 Stablewood Lakes Ln
Tomball, TX 77375**

List of Upgrades (approximately \$60,000 in upgrades!)

Extended covered outdoor living space (added additional 200+ sq ft) and screened porch with surfaced flooring

5' extension to the garage, side door exit on garage, additional sidewalk and side patio

Walk up stairs to huge unfinished attic storage

Extended wood look tile throughout the main living areas

Upgraded cabinetry throughout the home: glass door cabinet front with LED accent lighting, double trashcan pullout cabinet, deep cabinet over fridge

Frigidaire Professional appliance package. Oven and microwave have convection. Fridge stays!

Pedestal lighting in Kitchen; Wiring and switch for under/over cabinet lighting

Upgraded faucets in kitchen and bathrooms

Sink in laundry room and additional cabinetry in laundry room

Full gutters with oversized downspouts

French doors on study

Custom window treatments throughout the home; Solar shades in primary bedroom

Extensive landscaping including 2 Pear trees, Magnolia tree, raised planter boxes with a separate sprinkler system, brick and stone hardscape, full yard sprinkler system with remote operation capabilities

Upgraded Seybro Front Door

Extended Primary walk-in shower with tile accent and three shower heads

Upgraded ceiling fan in family room and bedroom; patio fan with remote

Custom shadow box wall panels in Primary bedroom

Additional Electrical: Universal provider data & video combo outlet 1 RG6 Quad 1 CAT6; 10' of 1.5 conduit for future flat screen (whole home); 110v interior gfcı outlet on dedicated 20 amp exterior ceiling; 110v exterior outlet w waterproof box on dedicated 20 amp; double flood lights w single switch

Remote operation capability on garage door (MyQ), sprinkler system (Rainbird), thermostat (Ecobee)

Hardwired Ring doorbell

Seat cushion on Mud Room built-in

Built in shelving in bedroom closets

And so much more...