

Items added or non-standard for 4202 Reagan Ridge Court, Richmond TX 77406

46x Solar Panels w/micro converters under 25 year no cost warranty. Installed 2020. Covers 115% of our electrical use.	\$47,500
Upgraded kitchen appliances are all KitchenAid including <u>double convection ovens</u> , <u>under-counter microwave</u> and dishwasher in our large kitchen. Upgraded exhaust extractor fan in the kitchen over upgraded 5-6 pot induction cooktop to boil water in seconds (\$2400 worth).	\$11,000
Cast stone surround gas fireplace installed.	\$ 5,000
11x cameras installed for security. (8x Outside, 1x inside triple garage, 2x inside trained on the front and back doors).	\$ 3,500
Blinds throughout.	\$ 3,500
Water Softener installed within a week of moving in.	\$ 3,000
Floored and shelved a dedicated storage area in one of four attic spaces.	\$ 2,500
Upgraded A/C attic unit for 2x separate filters to change rather than multiple filters throughout the house.	\$ 1,700
Air returns added to all rooms.	\$ 750
Chandeliers upgraded in 2019 in main rotunda and dining room.	\$ 1,400
2x Nest thermostats.	\$ 1,000
Google Nest front door camera.	\$ 300
Alarm system	\$ 850
5x fans to various rooms.	\$ 750
Undercabinet Lighting in Kitchen	\$ 600
Whole home Surge Protector at fuse box	\$ 450
Privacy front door blind so we can see out, but it shields us from visitors and refracts heat.	\$ 300
Front door Schlage wireless/keyless entry	\$ 200
Up graded the Waste Disposal	\$ 100
TOTAL	<u>\$ 84,400</u>

Cost per Sqft				5% Markup	Rounded
\$181.00	631,147	3487 sqft			
	83,950				
TOTAL	715,097			750,852	\$ 740,000
Cost per Sqft	666,017	3487 sqft			
	83,950				
TOTAL	749,967			787,465	\$ 775,000
Cost per Sqft	693,913	3487 sqft			
	83,950				
TOTAL	777,863			816,756	\$ 800,000

24" porcelain tiles through main living areas and all bathrooms. \$99 per tile

Extra-large covered patio area, double coverage.

Fiber -optic connection

Very private house: Only one immediate Neighbor on one side.

In a Cul-de-sac

Rear printed wood effect concrete wall

No rear neighbors - Backs onto a quiet park

In a highly desirable Agri-hood.

All Brick exterior no siding.

J Kraft Custom cabinets.

24" Porcelain tile in all common areas downstairs and upstairs bathroom areas.

Wooden floor in the Dining room.

Extended 44ft by 10ft Covered Patio Area, with cool decking paint for the floor area.