

## Upgrades & Improvements to 719 Bayshore Dr. La Porte, TX 77571

- Interior/attic TV antenna (2020)
- TV mount with hidden cable management and elevated power
- 2 in-floor power stations in living room
- Oversized double-door pantry in kitchen
- Upgraded tile flooring downstairs
- Electric vehicle L2 charging plug (NEMA 14-50) – 2020
- Hidden under-stair storage in BDR 3 – custom
- Custom subway tile in baths 2 & 3
- Upgraded carpet padding (pet-proof)
- Custom backsplash in kitchen
- Upgraded kitchen appliance package
  - Dishwasher
  - Microwave
  - Gas range with griddle
- Storm windows – 120mph rating
- Storm clips throughout – 150mph rating
- Ring Security Camera on 1<sup>st</sup> floor (2020)
- Ring Security System on 2<sup>nd</sup> floor (2020)
- Custom 2-person bar seating in kitchen
- Frameless, oversized glass master shower with seat
- Corrugated aluminum storm window covers (stored in attic)
- Double full-sized gas water heaters (attic)
- Gas furnace
- Fans in all living areas (oversized in living room)
- Oversized master bedroom
- 3 balconies
- 50 yards from Sylvan Beach
- <1 mile to residents-only park and fishing pier
- 7 years remaining on homebuilder warranty
- Washer/dryer pair available to purchase (2019 LG ThinQ HE front-loaders)
- Slimline French-door fridge available to purchase (2019)
- August smart home lock on front door available to purchase (2019)