

Property at 9303 Angelas Meadow Lane  
Houston, Texas 77095

**Negotiables:** Kitchen: Café Refrigerator (Value \$4000.+) Brand New

Laundry Room: LG Washer and Dryer with Cabinet Draw Underneath (\$800.)

Media Room: 2 Reclining Couches with cup holder in arms. (\$1000.) recently reupholstered.

2 Wall Unit Cabinets (\$400. For both)

1 Table with Popcorn Machine (Basset Furniture \$250.)

Master Bedroom: Custom Curtain Pole. (\$300.)

Upstairs Bedroom/Gym : Mounted TV. (\$80.)

Living Room Curtains: ( \$250.)

**Upgrades:** Kitchen: 1. Granite Counters, 2. Updates Cabinets, 3. Glass Cabinet Doors, 4. Pantry and Cabinet organizers, 5. Custom Size Windows for Light Exposure and Seating platform to include custom cushions. 6. Double Oven with Warming Drawer. 7. Undercabinet Lighting. 8. Desk with Granite tops in Laundry Area.

Master Bedroom: 1. Double French Doors opening to Hot Tub Area.

Master Bathroom: 1. Restoration Hardware Cabinets and Double Sink cabinet. 2. Custom Tile Walls and Lighting. 3. Double Shower Enclosure with Jets and Rain Shower Heads and added handheld Sprayer. 4. Tile Walls in Shower with Seating platform. 5. Bathroom custom tile floor design.

Master Closet: Custom Complete cabinets and organizer draws.

Upstairs Full Bathrooms: Tubs Standard with upgrade Shower and Tile Walls with custom design to include Rain Shower head, Custom Tub Flow Spout, and handheld sprayer.

Front Entrance with Dinning area and Study: Complete Hard Wood Floors.

Stairs with Wrought Iron Scrolls Post railings. Including Balcony overlooking living room.

2 Way Fireplace with Tile Surrounding.

All Bedrooms include Fans.

**New Rain Gutters**

**Crown Molding Throughout the house**

**2 Car Garage: 1. Finished interior with AC and Heating. 2. Gladiator Tool Cabinets 3.**

**Refrigerator with freezer**

**Outdoor Garden: 1. 6 Person Hot Tub. 2. Outdoor Kitchen with sink, cabinets, grill, and kegerator. 3. To Include 4 High Back Metal Chairs. 4. Outdoor TV. 5. Night lighting in front and backyard.**