

2904 SUMMERSWEET PLACE

THE WOODLANDS, TX 77380

Exterior Improvements:

- High-end cocktail pool with fountains and chiller/heater
- 7x16 Tuff Shed
- 8x10 electric awning over deck
- Double-paned windows
- Sliding glass doors in dining, den and guest room
- Front, rear and upper decking with black iron fences
- Professionally designed landscaping with black star gravel pathways
- Recently wired for Tachus gigabyte internet service
- Shingled roof in 2016
- Skylights in 2016
- Expanded driveway
- Cedar fencing and stain
- Exterior siding and insulation
- Outdoor kitchen with natural gas grill and beverage frig (both included)
- Breaker box upgraded and moved to outside
- Four large blue flower pots in front yard (included)

Interior Improvements:

- 2 New American Standard HVAC systems with new duct work and large media air filters
- Glass wall in loft area
- Custom cabinetry in kitchen, wine bar, living, primary bedroom/closet/bath
- White marble floors in Primary bath
- Blue Star 36-inch industrial gas range
- Blue Star Proline 42-inch industrial vent hood
- Dornbracht sink sprayer and kitchen faucet
- Rare, fossilized stone countertops.
- Jenn-Air 30-inch convection double ovens
- Custom light fixtures in master, living, entry, dining and kitchen.
- Commercial grade electric shades in living, den and master.
- Custom shelving and epoxy flooring in garage
- Tankless hot water heater
- New water line pipes throughout house
- Insulation in both attics
- Upgraded LED can and spot lighting
- Child's playroom with custom shelving and high grade carpet
- Modern secondary bath remodel with herringbone tile, glass barn door, LED mirror and soaking tub
- 4 TV mounts included.
- Ring Doorbell at entry
- Antique brass door hardware from the 1900s-1920s on all doors
- Maple hardwood floors upstairs

Exclusions:

- Extra ring cameras and wireless alarm
- Large flower pots in backyard
- Refrigerator, Wine frig, deep freezer in garage
- Washer, Dryer and TVs