

165 Bungalow Drive Feature Sheet

General

- Over \$56,000 in upgrades through the Design Center in 2022 (see attached document for detailed items)
- Premier Lot value \$5,000
- 3 Bedrooms, 2 Baths
- Woodforest community
- Built in April 2022
- Builder's Warranty
- Natural gas oven, range, and tankless water heater
- Electric Heat and A/C
- Wood-look tile flooring throughout – No carpet
- Upgraded light fixtures throughout valued at \$3,000
- Security system lease can transfer to the new owner
 - Seller willing to sell security cameras \$1,800 value
- Montgomery ISD Zoned

Interior

- Large office with designer paint colors and large window wall
- Formal dining room with custom ceiling lighting, custom windows, and decorator curtains
- Spacious laundry room with upgraded tile flooring, cabinetry, and cultured marble countertop
- Large bedrooms with spacious closets
- Electrical outlets in the floor of the study and family room

Kitchen

- Silestone counter tops with large single basin sink
- Custom cabinets that extend to the ceiling
- Pre-wired for lighting behind glass front cabinets and under cabinets
- Large Frigidaire Professional Series Refrigerator and Freezer included
- Frigidaire Professional Series Front Control Gas Range with Air Fry
- Built-in microwave
- Pull out trash bins
- Large walk-in pantry
- Appliances have 2 year transferrable warranty

Primary Bedroom

- Oversized bedroom with large bathroom and huge walk-in closet
- Black-out blinds
- Fully tiled walk-in shower in primary bath – Upgraded custom marble and subway tile design
 - Rain shower and wall shower head mounts

Exterior

- Extended back porch with ceiling fan
- Back porch plumbed for outdoor kitchen
- Fully fenced yard
- Sprinkler System
- 2 Car Garage
 - Large outlet in the garage to accommodate a refrigerator
- Full gutters including separate electrical outlets in the eaves for Christmas lights or stings lights in front and back patios.

Exclusions

- All TV's (Will leave the mounts if buyer wants them.)
- Dish Satellite outside