



5022 Lakeshore Dr Willis, TX 77318

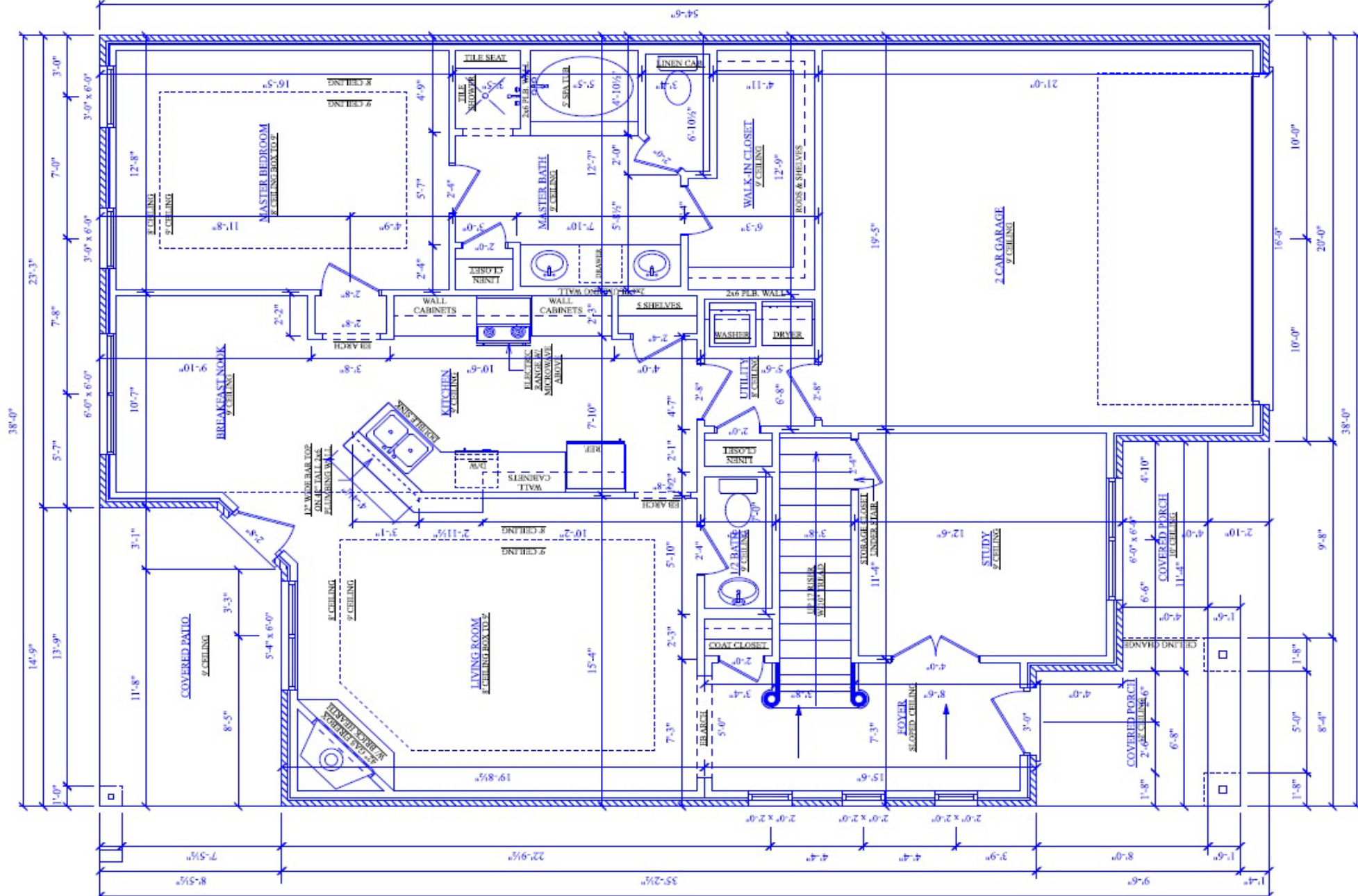
- New Construction
- 4-5 Bedrooms, 3.5 Bathrooms
- Office + Game room
- Water access
- List Price \$519,000--

- Presented by –
- Tamarah Courtright Curtis, Broker
- Creighton Realty Partners
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Floorplan for the first floor



INSULATION

- R- 19 Walls
- R- 38 Attic Blown Insulation
- All windows, ducts, doors and attic access spaces will be properly caulked and sealed to optimize efficiency

DRYWALL

- ½" Gypsum on all walls and ceilings
- ½" hardiplank in all shower and tub areas.
- Drywall screws or equal to (city specifications)

PAINT

- Exterior paint – latex semigloss
- Interior paint – wall (latex/flat), trim and doors (latex/semigloss)
- All caulking is upgraded for a longer warranty

TRIM AND DOORS

- 2 panel smooth doors
- 1 x 4 trim for door trim
- 1 x 6 trim for the baseboards
- Wood wrapping around all interior windows
- ¾" x ¾" shoemold in all wet areas and wood flooring
- Shiplap board in all designated areas

CABINETS AND COUNTERTOPS

- All upgraded granite in kitchen and bathrooms
- All wood cabinets with slow stop drawers

WINDOWS

- Low E Windows- NFRC rated SHGC .30

EXTERIOR DOORS

- Front Door – metal/ fiberglass w/ glass
- Back Door – metal insulated full glass

ROOFING

- Underlayment
- 30-year composition shingle
- T-type 1 ½” metal drip edge

BATHROOMS/ PLUMBING

- Overhead Pex piping
- Designer tile in all shower and tub areas w/ décor
- 60 Gallon Hot Water Heater
- Upgraded Fixtures, Toilets and Tubs
- Extra Deep Sinks

APPLIANCES

- All upgraded appliances
- Stainless steel GE or equal to slide in range
- Garbage disposal
- Stainless steel GE or equal to dishwasher
- Stainless steel microwave (stand alone in cabinet)
- Stand alone, stainless steel, custom Vent-a Hood

ELECTRICAL

- 200 Amp service
- *All material and installation are code approved*
- *Ceiling fans in all bedrooms, living and study*
- Energy efficient light bulbs

HVAC

- 4 ½ Ton Carrier or equal to

FLOORING

- Designer tile in all bathroom areas and utility
- Wood plank flooring in living, study, kitchen, breakfast and hallways
- Supreme carpet in both master bedrooms with upgraded carpet in bedrooms 1 and 2

EXTERIOR FASCIADE

- Brick Veneer
- Hardiplank

GARAGE DOOR

- Metal non insulated with opener

DRIVEWAY

- 4" slab on grade
- Wire mesh past approach area
- #4 rebar 16" o.c. for approach area

LANDSCAPE

- Brick wall in front sidewalk area
- Sod all front, sides and back yard
- Shrubs included
- Irrigation (optional)

WARRANTY

Builders one year warranty

Two year mechanical for electrical, plumbing and HVAC

10 year structural warranty

Appliance warranty

Seven Coves Amenities

The Seven Coves Association Amenities include the Basketball Court, Kiddie Play Area, Fishing Pier, lighted Tennis/Pickle Ball Courts, Boat Launch, Swimming Pool and Clubhouse.

These Amenities are for the exclusive use of Seven Coves property owners and guests.

The Clubhouse is newly renovated for rental use by residents and non-residents.

The Pool is open year-round Tuesday - Sunday, Closed Mondays.

The Marina includes 4 floating docks available for rental use by residents and non-residents.

