

13610 Boerne Canyon Ln. Cypress, TX 77429

Upgrades at build:

Builder: Partners In Building, LP

Flatwork upgrade to include main walkway, driveway border, patterned concrete, slate porch

Front door: Santiago Iron with Flemish Glass. Wood floors L2 extended through entry, living area, kitchen, dining, ½ bath.

Kitchen: Vent hood, Level 3 Quartz, 6x9 island with Ogee Bullnose, Kitchen Aid double ovens, (dishwasher was just replaced with Samsung) Kitchen Aid 42" built in side by side with dispenser, Under mount lighting, under mount electrical plugs, Backsplash with Antique Copper insert, Upgrade pendants. Custom cabinets with Divine white with brown Heirloom Glaze, removable tray dividers, pot and pan drawers with custom lid slider, 8" deep pull out trays behind cabinet doors, corner lazy susan, flip front tray at sink, Amerock pulls and knobs.

Family Room: Built in bookcase cabinets, Add recessed Arched Niche, Three Rough Cedar Beams, Fire place with Cultured Stone to the ceiling and upgraded custom Floating Mantel, Surround Sound Speakers with volume controls, floor plug.

Primary Bath: Added 27 interior sqft to plan to bath, Level 2 Marble countertops with ½ " bullnose edge, walk in shower with tile to ceiling, Large drop in garden tub, upgrade cabinets.

Primary closet: Entrance to laundry room, show cubby and 2 chest of drawers

Wine Grotto: L1 Granite with bullnose, Jenn Air wine chiller, custom cabinets with clear glass inserts and stemware holder.

Half Bath: Level 3 Quartz, upgrade cabinet

Media Room: Added two windows (can be 4th bedroom) Upgraded carpet, change in wall paint, 100" screen and projector.

Outdoor Kitchen: Granite counter, SS grill with gas line, sink and 2 ceiling fans.

Added additional electrical outlets, can lights, dimmers, outside floodlights, soffit lighting, exterior uplight below BR 2 window.

Oil Rubbed Bronze faucets and door handles

Toilets: Gerber ADA raised height

Laundry: Door to Primary closet, Upper cabinets over washer and dryer.

Garage: Built in cabinets