

# Property features & updates

## UPDATES:

- 17 SEER HVAC (4/2020)
- Water Heater (11/2020)
- Roof (6/2/2019)
- Fence (2019)
- Carpet Downstairs (2021)
- Carpet Upstairs (2020)
- Carpet Has Lifetime Warranty
- Added Soft Close Cabinet Hinges in Kitchen
- Sprinkler System
- Updated Hardware in Bathrooms



**COLDWELL BANKER**  
**ULTIMATE**

# Property features updates

## FEATURES:

- Klein ISD
- Lennar Constructed Property
- Hardwood Floors
- 16" Tile in all Wet Areas
- Gas Fireplace
- Oversized Laundry Room
- Game Room or Flex Space Upstairs (1.5 stories)
- Stove can be Gas or Electric
- 42" Kitchen Cabinets
- Covered Patio
- Large Backyard with No Rear Neighbors
- HOA includes: (1) Community Pool  
(2) Clubhouse  
(3) Community Parks
- Plumbing Membership Contract with JD Precision Plumbing Services
  - (1) 11/2020 - 11/2025
  - (2) Includes Discount on Work Performed
  - (3) Put to Top of Priority List
  - (4) Flush Hot Water Heater Yearly
  - (5) Plumbing Checked Yearly
  - (6) Sewer Camera at no charge



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