



## Upgrades List

Listing Address: 16627 Harbor Falls Drive, Cypress, Texas 77433

- Driveway Gate: remoted iron gate.
- Garage: expand 6ft wide and 10ft push back. 220 volt shop ready.
- Media and Living Room: built-in surround system 7.2.
- Kitchen: extend granite island.
- Flooring: wood flooring throughout living/dining/study/master & second floor bedrooms and game room. Completed in 2019 approx. \$30,000.
- Dining Room & Study Room: coffered ceiling.
- Master Bedroom: custom closet (California Closet). Completed in 2017 approx. \$17,000.

### Others:

- Upgrade closet in all other bedrooms.
- Outdoor kitchen gas line and sewer line ready.
- Water softener filtration system.

### Builder's option:

- Add-on second floor bedroom 20x14, 280 sq. ft.