

BUYERS WANT TO KNOW
4315 Cottonwood Creek Ln
Manvel TX 77578

Owner Upgrades

- Cabinet Pulls for all kitchen, bath, laundry \$500
- Added hardwood flooring to Master bed/closet \$6000
- Laundry upper and lower cabinets \$800
- Landscaping \$1500
- Custom light fixtures and fans (not builder grade) \$2500
- Plantation Shutters/ Blinds (no waiting 6mo to get) \$6000
- Custom paint (media rm, ½ bath, hall, fireplace, office) \$1000
- Bathroom accessories (towel, TP holder, hooks) \$300
- Fire Logs \$200
- For a grand total of \$18,800

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Builder Upgrades

- Extended back patio
- Master bedroom bump out (40 sq ft add-in)
- Wood floors in main area and office, entry, master bedroom, master closet, kitchen/living, and hallways. Upgraded carpet and pad in 4 guest bedrooms. Tile laundry/bathrooms.
- Upgraded Chef Kitchen with Buffet and full wall tile, upgraded Quartz counter tops in kitchen and master bathroom, granite in 2 full guest bathrooms
- Upgraded Elevation exterior (\$12,000 upgrade)
- Upgraded ½ bath from closet (\$8000 upgrade)
- 3 car garage (2 plus tandem)
- This home is wired for WIFI and can be controlled from your cell phone, (ac, doors, lights....)
- Approximate total \$55,000 in custom upgrades added to the base price
- 3031 sq.ft Highland Home #1 selling Model 215
- 2 yr old built 2021
- Located in Lemon Brush area of Pomona, fully built out and no construction in this well established area to worry about.
- This home shows beautifully and professionally upgraded by an interior designer, shows like a model home.