

**List of Upgrades:**  
**3639 Trace Court Humble Tx 77396**

**Interior**

- 4 Bedrooms (only one story in the area with 4)
- Flooring:
  - High-Quality Laminated Wood
  - Large Tile
- Countertops:
  - Custom Concrete Countertops
- Ceilings:
  - Fans, Recess Lighting
- Windows:
  - Energy Efficient Double Pane Windows
  - Tilt-in (easy cleaning)
- Storm Doors
  - Front & Back
- Custom Butler Pantry
- Duct & Ventilation System 2020
- 6" Baseboard
- LED Lighting
- Custom Fireplace Mantel
- PEX pipes (kitchen)
- Garage: Painted & Epoxy Flooring

**Exterior**

- Roof
  - Fully extended and ridge vent soffit
  - Nine years old on a 30-year roof
- Hardy Plank Siding
- Gutter System
- Storm Doors

## **Backyard**

- Premium oversize lot space
- Fenced
- Shed
- Custom Firepit
- French Drains

## **Mechanicals**

- HVAC 2020
- Waterheater 2023
- Washer & Dryer set Included
- Refrigerator Included