

**5311 Osage Orange St. Fulshear TX 77441**

***Special Items List***

**Added/Upgraded After November 2020:**

Roof Replaced (Feb 2024)

Hot Water Heaters Replaced (Jan 2024)

Aqua Systems Whole House Water Softener (Feb 2021)

Exterior Paint, Home (March 2022)

Exterior Paint, Fence (June 2023)

Solid Engineered Water Resistant, **Real** Wood Flooring in Study, Front  
Guest Suite, Owners Suite & Closet

Brick Flooring on Back Porch

Screen Back Porch

Solar Screens (Sides and Back)

Gutters (Sides and Back)

Painted Cabinets throughout

Interior Paint Excluding Trim, Closets & Utility

Kitchen, Breakfast, Dining & Foyer Light Fixtures Replaced

Blinds Excluding Bonus Room

## **Per Original Owners Listing Agent**

### **A. Energy Efficiency:**

2x6 Exterior Framing, Reduces Noise & Lowers Energy Bills

Insulated Garage Doors

Energy Efficient Fans

### **B. Structural Changes:**

Huge Upstairs Game Room with Full Bathroom, and Storage Room

Extended Outdoor Living Space, Ready for Outdoor Kitchen (plumbing & gas line installed)

Pool Bath Option off Outdoor Living Space

Storage Room Under Stairs

Bedroom 4 with Full Bath. Grab Bars in Shower

### **C. Additional Features:**

Underground Electricals were rerouted for a Pool

Whole House Surge Protector

2<sup>nd</sup> Ground Rod

Pull out Shelves in Kitchen.

3 Electrical Floor Plugs

Pest Defense System in Walls

All items are deemed to be correct but to be independently verified.