



UPGRADES LIST

14 N Omega La Marque, TX 77568

EXTERIOR

- Roof inspected - repairs made to shingles and flashing
- New siding, sealed and painted (Sherwin Williams (super paint in color gray's harbor)
- New Low E double pane vinyl windows
- (3) new fiberglass double pane Low E french doors
- New door hardware throughout (brushed nickel)
- New 410 A/C condensing unit & coil (3 ton)
- New A/C duct work and vents
- New stained & pressure treated deck boards/handrails/supports/stairs
- New stainless steel cabling deck rail system
- (2) New garage doors
- New LED exterior lighting (accent, flood light and solar stair lights)
- New patio concrete painted (dry-lock)
- New 80% UV solar screens on top floor side windows
- New 90% UV solar screens on top floor back windows and french doors
- New 30 gal electric water heater

INTERIOR

- New handcrafted custom sliding barn door in primary bedroom
- Luxury vinyl plank flooring throughout (100% waterproof)
- New interior doors and hardware throughout in brushed nickel
- New vanities/sinks/faucets in both bathrooms
- (2) new toilets (high efficiency elongated)
- (2) new shower heads/faucets
- New kitchen cabinetry with brushed nickel hardware
- New quartz countertops in matte black
- New kitchen sink (stainless steel/extra deep/single bowl) with restaurant style faucet w/ sprayer
- New dishwasher
- New GE gas range with griddle
- New GE microwave
- New custom floating shelves in kitchen
- New Decora electrical receptacles & switches throughout
- New LED lighting throughout
- New baseboards and trim throughout
- New caulk & paint throughout
- (3) new ceiling fans
- New shiplap

- washer/dryer included